

Oscoda Township- 2024 Land Value Analysis 92100 COMMERCIAL B1 AND OLD DOWNTOWN, US-23

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc Land Table	Class	Rate Group 1	
064-A30-000-025-00	F 41	7/8/2021	5000	WD	19-MULTI PARCEL AF	5000	8311	5000	5705	Improved	142.610074	450	0.723	\$ 35	\$ 6,916	140	02300	2021/005066	064-A30-0 92300	COMMERCIAL F 41	202	OFF F-41
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHEI	60000	55868	8747	4615	Improved	115.374085	70	0.241	\$ 76	\$ 36,295	150	02300	2022-006113	92300	COMMERCIAL F 41	401	OFF F-41
														\$ 55	For 2024, use \$76/foot for general commercial rate							
064-M10-000-020-00	5039 N US-23	8/16/2022	50000	WD	03-ARM'S LENGTH	50000	86294	2927	39221	Improved	61.862932	183	0.294	\$ 47	\$ 9,956	70	02200	2022/005073	92200	COMMERCIAL B2	201	US 23
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	533716	194587	101440	Improved	160	300	1.102	\$ 1,216	\$ 176,576	160	02200	2023-000568	92200	COMMERCIAL B2	201	US 23
														\$ 632	For 2024, use \$632/foot for B2, US-23 Commercial							
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	03-ARM'S LENGTH	75000	48427	34455	7882	Improved	87.576537	200	0.459	\$ 393	\$ 75,065	100	02600	2022/004245	92600	COMMERCIAL NORTH TO HURON ST	201	US 23 N OF 5625
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHEI	90000	85341	28536	23877	Improved	39.090128	78.93	0.082	\$ 730	\$ 348,000	45	02100	2022-005990	92100	COMMERCIAL B1 & OLD DOWNTOWN	201	US 23
064-V10-010-008-30	205 S STATE ST	3/1/2022	142500	WD	03-ARM'S LENGTH	142500	104792	52426	14718	Improved	22	132	0.067	\$ 2,383	\$ 782,478	22	02100	2022/001207	92100	COMMERCIAL B1 & OLD DOWNTOWN	201	US 23
														For 2024, use \$730/foot for US-23								
064-V10-011-002-00	115 E DWIGHT A'	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	131913	45724	17637	Improved	66.055673	148.5	0.225	\$ 692	\$ 203,218	66	02100	2022/003467	92100	COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS
064-V10-010-008-10	106 E DWIGHT A'	5/17/2022	37000	WD	16-LC PAYOFF	37000	32668	14946	10614	Improved	39.752235	61	0.041	\$ 376	\$ 364,537	59	02100	2022/003213	064-V10-0 92100	COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS
														\$ 534	For 2024, use \$400/foot for Side Streets, prior rate was \$267							







Oscoda Township- 2024 Land Value Analysis 92300 COMMERCIAL F 41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc Land Table	Class	Rate Group 1			
064-A30-000-025-00	F 41	7/8/2021	5000	WD	19-MULTI PARCEL AF	5000	8311	5000	5705	Improved	142.610074	450	0.723	\$ 35	\$ 6,916	140	02300	2021/005066	064-A30-0 92300 COMMERCIAL F 41	202	OFF F-41			
064-A30-000-028-00	5605 F 41	7/29/2022	60000	LC	21-NOT USED/OTHEI	60000	55868	8747	4615	Improved	115.374085	70	0.241	\$ 76	\$ 36,295	150	02300	2022-006113	92300 COMMERCIAL F 41	401	OFF F-41			
														\$ 55	For 2024, use \$76/foot for general commercial rate									
064-M10-000-020-00	5039 N US-23	8/16/2022	50000	WD	03-ARM'S LENGTH	50000	86294	2927	39221	Improved	61.862932	183	0.294	\$ 47	\$ 9,956	70	02200	2022/005073	92200 COMMERCIAL B2	201	US 23			
064-S60-000-017-50	5170 N US-23	1/17/2023	626863	CD	03-ARM'S LENGTH	626863	533716	194587	101440	Improved	160	300	1.102	\$ 1,216	\$ 176,576	160	02200	2023-000568	92200 COMMERCIAL B2	201	US 23			
														\$ 632	For 2024, use \$632/foot for B2, US-23 Commercial									
064-P30-000-012-50	5764 N US-23	7/13/2022	75000	WD	03-ARM'S LENGTH	75000	48427	34455	7882	Improved	87.576537	200	0.459	\$ 393	\$ 75,065	100	02600	2022/004245	92600 COMMERCIAL NORTH TO HURON ST	201	US 23 N OF 5625			
064-V10-009-005-30	327 S STATE ST	8/1/2022	90000	LC	21-NOT USED/OTHEI	90000	85341	28536	23877	Improved	39.090128	78.93	0.082	\$ 730	\$ 348,000	45	02100	2022-005990	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23			
064-V10-010-008-30	205 S STATE ST	3/1/2022	142500	WD	03-ARM'S LENGTH	142500	104792	52426	14718	Improved	22	132	0.067	\$ 2,383	\$ 782,478	22	02100	2022/001207	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	US 23			
														For 2024, use \$730/foot for US-23										
064-V10-011-002-00	115 E DWIGHT A	6/1/2022	160000	WD	03-ARM'S LENGTH	160000	131913	45724	17637	Improved	66.055673	148.5	0.225	\$ 692	\$ 203,218	66	02100	2022/003467	92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS			
064-V10-010-008-10	106 E DWIGHT A	5/17/2022	37000	WD	16-LC PAYOFF	37000	32668	14946	10614	Improved	39.752235	61	0.041	\$ 376	\$ 364,537	59	02100	2022/003213	064-V10-0 92100 COMMERCIAL B1 & OLD DOWNTOWN	201	SIDE STREETS			
														\$ 534	For 2024, use \$400/foot for Side Streets, prior rate was \$267									





Oscoda Township- 2024 Land Value Analysis 94100 RANGE 7

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effic. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1
061-021-300-001-00	1807 COOKE DAM RD	8/5/2022	199000	WD	03-ARM'S LENGTH	199000	124083	152308	77391	Improved	126.380378	198	32.82	1205.155	4640.70689	110	04110	2022/004899		94100 RANGE 7	401	RIVER INFLUENCE
064-A15-000-021-00	2029 APPOLD DR	8/18/2021	27500	WD	03-ARM'S LENGTH	27500	28707	3491	4698	Improved	62.641839	109	0.15	55.72953	23273.3333	60	04120	2021/006091		94100 RANGE 7	401	WILDCAT GULLY
064-C50-000-005-00	1464 ARTHUR ST	8/13/2021	75000	WD	03-ARM'S LENGTH	67500	131069	-58071	5498	Improved	124.964995	130	0.463	-464.6981	-125423.326	155	04110	2021/006049		94100 RANGE 7	401	GRAVEL
064-C50-000-007-00	1465 ARTHUR ST	5/14/2022	10000	WD	03-ARM'S LENGTH	10000	16700	10000	9953	Improved	226.194054	220	0.77	44.20983	12987.013	305	04110	2022/003106	064-C50-00	94100 RANGE 7	401	GRAVEL
064-S80-008-003-00	2068 ALLEY ST	7/31/2021	76000	WD	03-ARM'S LENGTH	76000	73248	5406	2654	Improved	62.44998	104	0.179	86.56528	30201.1173	75	04110	2021/005750		94100 RANGE 7	401	SID TOWN

2024, No conclusive data  
 Use trending rate of \$50/foot



Oscoda Township- 2024 Land Value Analysis 94200 RANGE 8

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1
064-F10-003-002-00	1932 W RIVER RD	11/18/2021	12000	WD	03-ARM'S LENGTH	12000	5250	12000	5250	Vacant	105	150	0.362	\$ 114	33149.17127	105 04220	2022/000155		94200 RANGE 8	402	FOOTE SITE	
064-F10-001-001-00	2010 W RIVER RD	8/20/2021	42000	WD	03-ARM'S LENGTH	41000	33404	10658	3062	Improved	61.237244	100	0.172	\$ 174	61965.11628	75 04220	2021/006074		94200 RANGE 8	401	FOOTE SITE	
064-F10-002-012-00	1961 WOOD ST	9/23/2022	74800	WD	03-ARM'S LENGTH	74800	62413	14887	2500	Improved	50	150	0.172	\$ 298	86552.32558	50 04220	2022/005815		94200 RANGE 8	401	FOOTE SITE	
For 2024, use \$75 per foot (prior year was \$50/foot)																						
062-027-400-008-60	DUFFERN AVE	12/31/2021	10000	WD	03-ARM'S LENGTH	10000	6735	10000	6735	Vacant	201.05641	116	0.703	\$ 50	14224.75107	264 04210	2022/000208		94200 RANGE 8	402	GRAVEL / DIRT	
064-B30-000-001-00	6420 ZELMA ST	3/24/2023	149500	WD	03-ARM'S LENGTH	149500	79971	74538	5009	Improved	100.175845	160	0.411	\$ 744	181357.6642	112 04210	2023-001237		94200 RANGE 8	401	GRAVEL / DIRT	
For 2024, use \$50/foot																						
064-J40-000-033-00	RIVERVIEW DR	5/5/2021	7400	WD	03-ARM'S LENGTH	7400	9651	7400	9651	Vacant	91.918805	160	0.327	\$ 81	22629.96942	89 04210	2021/003365		94200 RANGE 8	402	SC 26/27 SUB CO	
064-J40-000-039-00	RIVERVIEW DR	11/21/2022	8000	QC	03-ARM'S LENGTH	8000	8675	8000	8675	Vacant	82.623645	160	0.294	\$ 97	27210.88435	80 04210	2022-006892		94200 RANGE 8	402	SC 26/27 SUB CO	
064-S31-000-161-00	1986 DUFFERN AVE	4/30/2021	5200	WD	03-ARM'S LENGTH	5200	7683	5200	7683	Vacant	113.827355	115	0.343	\$ 46	15160.34985	130 04210	2021/003133		94200 RANGE 8	402	SC 26/27 SUB PR	
064-S31-000-161-00	1986 DUFFERN AVE	6/17/2022	25000	WD	03-ARM'S LENGTH	25000	7683	25000	7683	Vacant	113.827355	115	0.343	\$ 220	72886.29738	130 04210	2022/003769		94200 RANGE 8	402	SC 26/27 SUB PR	
														\$	111							
For 2024, use \$100/foot																						

Oscoda Township- 2024 Land Value Analysis 94300 RANGE 9

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Par	Land Table	Class	Rate Group 1
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000	WD	03-ARM'S LENGTH	140000	147080	1385	8465	Improved	196.862998	262	1.035	\$ 7	1338.164251	172	04302	2021/003203		94300 R9E	401	PAVED
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900	WD	03-ARM'S LENGTH	129900	122787	13754	6641	Improved	158.113883	125	0.574	\$ 87	23961.67247	200	04301	2021/004658		94300 R9E	401	PAVED
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000	WD	03-ARM'S LENGTH	112000	101268	18699	7967	Improved	159.34436	325	0.933	\$ 117	20041.80064	125	04302	2022-007086		94300 R9E	401	PAVED
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000	WD	03-ARM'S LENGTH	75000	45388	48867	19255	Improved	300	0	7.27	\$ 163	6721.73315	300	04302	2023-000297		94300 R9E	401	CREEK INFL
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000	WD	03-ARM'S LENGTH	175000	117585	62429	5014	Improved	100.289282	292	0.556	\$ 622	112282.3741	83	04301	2022/005821		94300 R9E	401	PAVED

2024, inconclusive data; use standard rate, Range 8 or \$50/foot

Oscoda Township- 2024 Land Value Analysis 94303 R9 EAST OF VAN ETTAN LK

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Par	Land Table	Class	Rate Group 1
064-M60-000-009-00	7959 LOUD DR	4/28/2021	140000	WD	03-ARM'S LENGTH	140000	147080	1385	8465	Improved	196.862998	262	1.035	\$ 7	1338.164251	172	04302	2021/003203		94300 R9E	401	PAVED
064-P20-000-037-00	3532 PINECREST	6/25/2021	129900	WD	03-ARM'S LENGTH	129900	122787	13754	6641	Improved	158.113883	125	0.574	\$ 87	23961.67247	200	04301	2021/004658		94300 R9E	401	PAVED
063-006-100-016-00	7901 LOUD DR	12/2/2022	112000	WD	03-ARM'S LENGTH	112000	101268	18699	7967	Improved	159.34436	325	0.933	\$ 117	20041.80064	125	04302	2022-007086		94300 R9E	401	PAVED
063-005-300-005-00	7540 ZIEGLER RD	1/19/2023	75000	WD	03-ARM'S LENGTH	75000	45388	48867	19255	Improved		300	0	\$ 7.27	6721.73315	300	04302	2023-000297		94300 R9E	401	CREEK INFL
064-P20-000-052-00	3535 PINECREST	9/22/2022	175000	WD	03-ARM'S LENGTH	175000	117585	62429	5014	Improved	100.289282	292	0.556	\$ 622	112282.3741	83	04301	2022/005821		94300 R9E	401	PAVED

2024, inconclusive data; use standard rate, Range 8 or \$50/foot

Oscoda Township- 2024 Land Value Analysis 94320 VE CREEK AND B20-25, V15-25, W41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1
064-B20-000-022-00	6106 NORWAY RD	5/10/2022	180000	WD	03-ARM'S LENGTH	180000	161679	27616	9295	Improved	188.927545	143	0.686	\$ 146	40256.55977	209	04320	2022/003087		94320 VE CREEK & 401		BREWSTER PARK
064-B25-000-089-00	6090 STEWART CT	11/30/2021	145000	WD	03-ARM'S LENGTH	145000	130976	19938	5914	Improved	98.561076	170	0.39	\$ 202	51123.07692	100	04320	2021/008600		94320 VE CREEK & 401		BREWSTER PARK
064-B20-000-019-00	6026 NORWAY RD	12/16/2022	245000	WD	03-ARM'S LENGTH	245000	195297	76041	17102	Improved	321.497355	376	1.335	\$ 237	56959.55056	311	04320	2022-007331	064-B20-000-019-00	94320 VE CREEK & 401		BREWSTER PARK
064-B20-000-029-00	6182 NORWAY RD	8/29/2022	216900	WD	03-ARM'S LENGTH	216900	179237	47033	9370	Improved	177.461465	200	0.762	\$ 265	61723.09711	166	04320	2022/005308		94320 VE CREEK & 401		BREWSTER PARK
064-B20-000-024-00	6126 NORWAY RD	3/15/2023	134000	WD	03-ARM'S LENGTH	134000	106598	33067	5665	Improved	94.415495	156	0.358	\$ 350	92365.92179	100	04320	2023-001084		94320 VE CREEK & 401		BREWSTER PARK
Brewster Park, inconclusive, use \$69/foot for VE Creek Area																						
064-C60-000-001-00	5755 CHALET CT	6/9/2021	164900	WD	03-ARM'S LENGTH	164900	160509	9456	5065	Improved	84.41169	167	0.307	\$ 112	30801.30293	80	04320	2021/004168		94320 VE CREEK & 401		CHALET COURT
064-C60-000-013-00	5760 CHALET CT	7/30/2021	136000	WD	03-ARM'S LENGTH	136000	117039	24340	5379	Improved	89.650246	175	0.333	\$ 271	73093.09309	83	04320	2021/005754		94320 VE CREEK & 401		CHALET COURT
Chalet Court, inconclusive, use \$69/foot for VE Creek Area																						
064-V15-000-041-00	WEST WEIR RD	4/6/2022	3000	WD	03-ARM'S LENGTH	3000	4351	3000	4351	Vacant	66.932802	140	0.257	\$ 45	11673.15175	80	04320	2022/001974		94320 VE CREEK & 402		PAVED
064-V15-000-038-00	5551 WEST WEIR RD	5/10/2021	125000	WD	03-ARM'S LENGTH	125000	123082	6269	4351	Improved	66.932802	140	0.257	\$ 94	24392.99611	80	04320	2021/003476		94320 VE CREEK & 401		PAVED
064-V25-000-023-00	5520 MELANIE LN	3/22/2022	144900	WD	03-ARM'S LENGTH	144900	132336	19086	6522	Improved	100.33758	214	0.477	\$ 190	40012.57862	97	04320	2022/001609		94320 VE CREEK & 401		PAVED
064-M40-000-012-00	5483 WEST WEIR RD	4/23/2021	120750	WD	03-ARM'S LENGTH	120750	102842	22130	4222	Improved	64.951905	150	0.258	\$ 341	85775.1938	75	04320	2021/003036		94320 VE CREEK & 401		PAVED
064-V15-000-025-00	5520 HEATHER AVE	5/16/2022	141000	WD	03-ARM'S LENGTH	141000	104485	40866	4351	Improved	66.932802	140	0.257	\$ 611	159011.6732	80	04320	2022/003183		94320 VE CREEK & 401		PAVED
\$ 69 Avg of Box For 2024, use \$69/foot for VE Creek Area																						
064-V25-000-001-00	4563 HILLCREST AVE	6/18/2021	280000	WD	03-ARM'S LENGTH	280000	270983	25736	16719	Improved	151.990719	144	0.545	\$ 169	47222.01835	165	04320	2021/004440		94320 VE CREEK & 401		VAN ETTAN CREEK
063-034-200-004-00	5381 WEST WEIR RD	10/28/2022	155000	WD	03-ARM'S LENGTH	155000	147109	21286	13395	Improved	121.777214	154	0.46	\$ 175	46273.91304	130	04320	2022-006481		94320 VE CREEK & 401		VAN ETTAN CREEK
\$ 172 For 2024, use \$172/foot for Van Ettan Creek																						

Oscoda Township- 2024 Land Value Analysis 94325 US 23 AND CEDAR LAKE RD AND F41

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc Land Table	Class	Rate Group 1
064-P30-000-016-00	5795 N US-23	9/16/2021	118000	WD	03-ARM'S LENGTH	118000	123743	2732	8475	Improved	130.384048	340	0.781	\$ 21	3498.079385	100	04325	2021/006909	94325 US 23 & CEDAR LK RD & F 41	401	US-23
064-W70-000-037-00	5504 CEDAR LAKE RD	4/23/2021	99000	WD	03-ARM'S LENGTH	98300	103773	6363	11836	Improved	216.771824	251	1.115	\$ 29	5706.726457	193.5	04325	2021/002979	94325 US 23 & CEDAR LK RD & F 41	401	CEDAR LAKE RD
064-W41-000-008-00	CEDAR LAKE RD	8/30/2022	2500	WD	03-ARM'S LENGTH	2500	3977	2500	3977	Vacant	61.188234	208	0.287	\$ 41	8710.801394	60	04325	2022/005452	94325 US 23 & CEDAR LK RD & F 41	402	CEDAR LAKE RD
064-W40-000-067-00	5604 CEDAR LAKE RD	6/8/2021	80000	WD	03-ARM'S LENGTH	80000	80813	4264	5077	Improved	78.115299	339	0.467	\$ 55	9130.620985	60	04325	2021/004320	94325 US 23 & CEDAR LK RD & F 41	401	CEDAR LAKE RD
064-P31-000-027-50	CEDAR LAKE RD	8/25/2021	19900	WD	03-ARM'S LENGTH	19900	18321	19900	16934	Improved	282.004972	274.2	2.077	\$ 71	9581.126625	125	04325	2021/006274	94325 US 23 & CEDAR LK RD & F 41	401	CEDAR LAKE RD
064-E10-000-038-00	6074 N US-23	1/19/2022	151700	WD	03-ARM'S LENGTH	149700	145479	10900	6679	Improved	102.752299	207	0.48	\$ 106	22708.33333	101	04325	2022/000459	94325 US 23 & CEDAR LK RD & F 41	401	US-23

For 2024, use \$54/foot

Oscoda Township- 2024 Land Value Analysis 94330 J50/60 and L15, L16, L17, L18

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc.	Land Table	Class	Rate Group 1
064-L17-000-888-00	6540 CEDAR LAKE RD	6/17/2021	128000	WD	03-ARM'S LENGTH	128000	110416	20962	3378	Improved	51.961524	150	0.207	\$ 403.41	101265.7005	60	04330	2021/004675		94330 J50/60 & L15 L16 L17 L18	401	CEDAR LK RD
064-L18-000-969-00	6752 CEDAR LAKE RD	10/4/2022	171000	WD	03-ARM'S LENGTH	171000	120497	55006	4503	Improved	69.282032	150	0.275	\$ 793.94	200021.8182	80	04330	2022-006079		94330 J50/60 & L15 L16 L17 L18	401	CEDAR LK RD
064-L17-000-887-00	4687 GASTON WAY	1/20/2023	105900	WD	03-ARM'S LENGTH	105900	109189	1175	4464	Improved	99.207373	128	0.341	\$ 11.84	3445.747801	116	04330	2023-000378		94330 J50/60 & L15 L16 L17 L18	401	GASTONWAY
064-L17-000-882-00	4721 GASTON WAY	8/3/2022	100500	WD	03-ARM'S LENGTH	100500	69640	33746	2886	Improved	64.142698	200	0.275	\$ 526.11	122712.7273	60	04330	2022/004896		94330 J50/60 & L15 L16 L17 L18	401	GASTONWAY
064-J50-000-153-00	6377 CEDAR ST	7/15/2021	105000	WD	03-ARM'S LENGTH	105000	104078	16366	15444	Improved	660	132	2	\$ 24.80	8183	660	04330	2021/005115		94330 J50/60 & L15 L16 L17 L18	401	J50 & J60 SUB
064-J50-000-139-00	WENONA AVE	8/5/2021	7000	WD	03-ARM'S LENGTH	7000	10850	7000	7207	Improved	264	264	0.8	\$ 26.52	8750	264	04330	2021/005753	064-J50-00	94330 J50/60 & L15 L16 L17 L18	402	J50 & J60 SUB
064-J50-000-358-00	4830 WENONA AVE	11/1/2021	155000	WD	03-ARM'S LENGTH	155000	154286	24349	15486	Improved	613.435001	609.72	2.004	\$ 39.69	12150.1996	569	04330	2021/007875	064-J50-00	94330 J50/60 & L15 L16 L17 L18	401	J50 & J60 SUB
064-J50-000-252-00	6361 MIKADO ST	5/11/2022	76900	WD	03-ARM'S LENGTH	76900	74162	4718	1980	Improved	66	132	0.2	\$ 71.48	23590	66	04330	2022/003089		94330 J50/60 & L15 L16 L17 L18	401	J50 & J60 SUB
064-J50-000-289-00	6405 TECUMSEH AVE	5/21/2021	101000	WD	03-ARM'S LENGTH	101000	91184	13827	4011	Improved	145.327217	160	0.485	\$ 95.14	28509.27835	132	04330	2021/003830		94330 J50/60 & L15 L16 L17 L18	401	J50 & J60 SUB
														\$ 51.53								
064-J60-000-029-01	6274 POTOMAC ST	6/14/2021	39900	WD	03-ARM'S LENGTH	39900	33432	9504	3036	Improved	132	132	0.4	\$ 72.00	23760	132	04331	2021/004438		94330 J50/60 & L15 L16 L17 L18	401	J50 J60 MH AREA
064-J50-000-026-00	6475 POTOMAC ST	6/9/2022	95000	WD	03-ARM'S LENGTH	95000	67965	28685	1650	Improved	66	132	0.2	\$ 434.62	143425	66	04331	2022/003701		94330 J50/60 & L15 L16 L17 L18	401	J50 J60 MH AREA
064-L17-000-922-00	4735 WILLIAMS ST	10/25/2022	140000	WD	03-ARM'S LENGTH	140000	142548	24579	16793	Improved	298.108322	240	0.992	\$ 82.45	24777.21774	360	04330	2022-006438	064-L17-00	94330 J50/60 & L15 L16 L17 L18	401	SIDE ST BLOCK
064-L17-000-904-00	4712 LOGAN ST	8/26/2022	140000	WD	03-ARM'S LENGTH	140000	123516	20090	3606	Improved	55.481271	120	0.185	\$ 362.10	108594.5946	67	04330	2022/005249		94330 J50/60 & L15 L16 L17 L18	401	SIDE ST BLOCK
064-L15-000-695-00	6849 WOODLEA RD	1/26/2023	2500	WD	03-ARM'S LENGTH	2500	3109	2500	3109	Vacant	62.182527	145	0.2	\$ 40.20	12500	60	04330	2023-000631		94330 J50/60 & L15 L16 L17 L18	402	WOODLEA
064-L15-000-658-00	WOODLEA RD	11/22/2022	9000	WD	03-ARM'S LENGTH	9000	8096	9000	8096	Vacant	192.765834	145	0.619	\$ 46.69	14539.57997	186	04330	2022-007044		94330 J50/60 & L15 L16 L17 L18	402	WOODLEA
														\$ 43.45								

For 2024, use \$44/foot for all areas, use vacant lots for value

Oscoda Township- 2024 Land Value Analysis 94340 LAKEWOOD SHORES, 'high'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1
064-L30-000-027-00	WOODLEA RD	2/8/2023	1200	OTH	21-NOT USED/OTHER	1200	3631	1200	3631	Vacant	90.772977	132	0.321	\$ 13	3738.317757	106	04340	2023-000612		94340 LAKEWOOD SHORES	402	HIGH
064-L30-000-025-00	WOODLEA RD	2/1/2023	6934	OTH	21-NOT USED/OTHER	6934	3631	6934	3631	Vacant				\$ 76	21601.24611	106	04340	2023-000539		94340 LAKEWOOD SHORES	402	HIGH
														\$ 45	For 2024, use \$45/foot for High							
064-L40-000-938-00	ARROWHEAD DR	9/24/2021	1000	WD	03-ARM'S LENGTH	1000	1860	1000	1860	Vacant	172.194802	261	0.857	\$ 6	1166.861144	143	04340	2021/007064		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L41-000-988-00	PINE TREE TR	8/12/2021	4500	WD	03-ARM'S LENGTH	4500	8366	4500	4953	Improved	534.706184	396	2.27	\$ 8	1982.378855	521	04340	2021/005897	064-L41-000-9	94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L40-000-878-00	ARROWHEAD DR	9/16/2021	1000	WD	03-ARM'S LENGTH	1000	1307	1000	1307	Vacant	108.904647	190	0.462	\$ 9	2164.502165	106	04340	2021/006872		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L40-000-863-00	CEDARBROOK DR	4/12/2021	2000	WD	03-ARM'S LENGTH	2000	1505	2000	1505	Vacant	125.420891	252	0.613	\$ 16	3262.642741	106	04340	2021/002711		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L41-001-026-00	BRIARWOOD WAY	8/9/2021	2000	WD	03-ARM'S LENGTH	2000	1207	2000	1207	Vacant	100.573356	175	0.41	\$ 20	4878.04878	102	04340	2021/005892		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
														\$ 12	For 2024, use \$12/foot							
064-L36-000-517-00	HUNTINGTON DR	2/17/2023	2500	WD	03-ARM'S LENGTH	2500	4311	2500	4311	Vacant	159.655254	196	0.688	\$ 16	3633.72093	153	04340	2023-000897		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L37-000-616-00	BRENTWOOD TR	2/28/2023	2500	OTH	14-INTO/OUT OF TRUST	2500	3670	2500	3670	Vacant	135.918603	156	0.523	\$ 18	4780.114723	146	04340	2023-000915		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L36-000-519-00	HUNTINGTON DR	9/24/2021	2499	WD	21-NOT USED/OTHER	2499	3090	2499	3090	Vacant	103	180	0.426	\$ 24	5866.197183	103	04340	2021/007571		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L36-000-505-00	HUNTINGTON DR	12/16/2021	4200	WD	03-ARM'S LENGTH	4200	3625	4200	3625	Vacant	120.83708	192	0.516	\$ 35	8139.534884	117	04340	2021/008954		94340 LAKEWOOD SHORES	402	NATURAL GAS
														\$ 23	For 2024, use \$23/foot							

Oscoda Township- 2024 Land Value Analysis 94340 LAKEWOOD SHORES, 'low'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1
064-L30-000-027-00	WOODLEA RD	2/8/2023	1200	OTH	21-NOT USED/OTHER	1200	3631	1200	3631	Vacant	90.772977	132	0.321	\$ 13	3738.317757	106	04340	2023-000612		94340 LAKEWOOD SHORES	402	HIGH
064-L30-000-025-00	WOODLEA RD	2/1/2023	6934	OTH	21-NOT USED/OTHER	6934	3631	6934	3631	Vacant	90.772977	132	0.321	\$ 76	21601.24611	106	04340	2023-000539		94340 LAKEWOOD SHORES	402	HIGH
														\$ 45	For 2024, use \$45/foot for High							
064-L40-000-938-00	ARROWHEAD DR	9/24/2021	1000	WD	03-ARM'S LENGTH	1000	1860	1000	1860	Vacant	172.194802	261	0.857	\$ 6	1166.861144	143	04340	2021/007064		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L41-000-988-00	PINE TREE TR	8/12/2021	4500	WD	03-ARM'S LENGTH	4500	8366	4500	4953	Improved	534.706184	396	2.27	\$ 8	1982.378855	521	04340	2021/005897	064-L41-000-9	94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L40-000-878-00	ARROWHEAD DR	9/16/2021	1000	WD	03-ARM'S LENGTH	1000	1307	1000	1307	Vacant	108.904647	190	0.462	\$ 9	2164.502165	106	04340	2021/006872		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L40-000-863-00	CEDARBROOK DR	4/12/2021	2000	WD	03-ARM'S LENGTH	2000	1505	2000	1505	Vacant	125.420891	252	0.613	\$ 16	3262.642741	106	04340	2021/002711		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
064-L41-001-026-00	BRIARWOOD WAY	8/9/2021	2000	WD	03-ARM'S LENGTH	2000	1207	2000	1207	Vacant	100.573356	175	0.41	\$ 20	4878.04878	102	04340	2021/005892		94340 LAKEWOOD SHORES	402	LOW / GRAVEL
														\$ 12	For 2024, use \$12/foot							
064-L36-000-517-00	HUNTINGTON DR	2/17/2023	2500	WD	03-ARM'S LENGTH	2500	4311	2500	4311	Vacant	159.655254	196	0.688	\$ 16	3633.72093	153	04340	2023-000897		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L37-000-616-00	BRENTWOOD TR	2/28/2023	2500	OTH	14-INTO/OUT OF TRUST	2500	3670	2500	3670	Vacant	135.918603	156	0.523	\$ 18	4780.114723	146	04340	2023-000915		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L36-000-519-00	HUNTINGTON DR	9/24/2021	2499	WD	21-NOT USED/OTHER	2499	3090	2499	3090	Vacant	103	180	0.426	\$ 24	5866.197183	103	04340	2021/007571		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L36-000-505-00	HUNTINGTON DR	12/16/2021	4200	WD	03-ARM'S LENGTH	4200	3625	4200	3625	Vacant	120.83708	192	0.516	\$ 35	8139.534884	117	04340	2021/008954		94340 LAKEWOOD SHORES	402	NATURAL GAS
														\$ 23	For 2024, use \$23/foot							



Oscoda Township- 2024 Land Value Analysis 94340 LAKEWOOD SHORES, 'natural gas'

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcels i	Land Table	Class	Rate Group 1	
064-L30-000-027-00	WOODLEA RD	2/8/2023	1200	OTH	21-NOT USED/OTHER	1200	3631	1200	3631	Vacant	90.772977	132	0.321	\$ 13	3738.317757	106	04340	2023-000612		94340 LAKEWOOD SHORES	402	HIGH	
064-L30-000-025-00	WOODLEA RD	2/1/2023	6934	OTH	21-NOT USED/OTHER	6934	3631	6934	3631	Vacant	90.772977	132	0.321	\$ 76	21601.24611	106	04340	2023-000539		94340 LAKEWOOD SHORES	402	HIGH	
														\$ 45	For 2024, use \$45/foot for High								
064-L40-000-938-00	ARROWHEAD DR	9/24/2021	1000	WD	03-ARM'S LENGTH	1000	1860	1000	1860	Vacant	172.194802	261	0.857	\$ 6	1166.861144	143	04340	2021/007064		94340 LAKEWOOD SHORES	402	LOW / GRAVEL	
064-L41-000-988-00	PINE TREE TR	8/12/2021	4500	WD	03-ARM'S LENGTH	4500	8366	4500	4953	Improved	534.706184	396	2.27	\$ 8	1982.378855	521	04340	2021/005897	064-L41-000-9	94340 LAKEWOOD SHORES	402	LOW / GRAVEL	
064-L40-000-878-00	ARROWHEAD DR	9/16/2021	1000	WD	03-ARM'S LENGTH	1000	1307	1000	1307	Vacant	108.904647	190	0.462	\$ 9	2164.502165	106	04340	2021/006872		94340 LAKEWOOD SHORES	402	LOW / GRAVEL	
064-L40-000-863-00	CEDARBROOK DR	4/12/2021	2000	WD	03-ARM'S LENGTH	2000	1505	2000	1505	Vacant	125.420891	252	0.613	\$ 16	3262.642741	106	04340	2021/002711		94340 LAKEWOOD SHORES	402	LOW / GRAVEL	
064-L41-001-026-00	BRIARWOOD WAY	8/9/2021	2000	WD	03-ARM'S LENGTH	2000	1207	2000	1207	Vacant	100.573356	175	0.41	\$ 20	4878.04878	102	04340	2021/005892		94340 LAKEWOOD SHORES	402	LOW / GRAVEL	
														\$ 12	For 2024, use \$12/foot								
064-L36-000-517-00	HUNTINGTON DR	2/17/2023	2500	WD	03-ARM'S LENGTH	2500	4311	2500	4311	Vacant	159.655254	196	0.688	\$ 16	3633.72093	153	04340	2023-000897		94340 LAKEWOOD SHORES	402	NATURAL GAS	
064-L37-000-616-00	BRENTWOOD TR	2/28/2023	2500	OTH	14-INTO/OUT OF TRUST	2500	3670	2500	3670	Vacant	135.918603	156	0.523	\$ 18	4780.114723	146	04340	2023-000915		94340 LAKEWOOD SHORES	402	NATURAL GAS	
064-L36-000-519-00	HUNTINGTON DR	9/24/2021	2499	WD	21-NOT USED/OTHER	2499	3090	2499	3090	Vacant		103	180	0.426	\$ 24	5866.197183	103	04340	2021/007571		94340 LAKEWOOD SHORES	402	NATURAL GAS
064-L36-000-505-00	HUNTINGTON DR	12/16/2021	4200	WD	03-ARM'S LENGTH	4200	3625	4200	3625	Vacant	120.83708	192	0.516	\$ 35	8139.534884	117	04340	2021/008954		94340 LAKEWOOD SHORES	402	NATURAL GAS	
														\$ 23	For 2024, use \$23/foot								

Oscoda Township- 2024 Land Value Analysis 94341 LWS GOLF AND COUNTRY CLUB

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc	Land Table	Class	Rate Group 1	
064-L24-000-550-00	7349 CEDAR LAKE RD	4/1/2022	175000	WD	03-ARM'S LENGTH	175000	161127	20447	6574	Improved	146.091948	166	0.572	\$ 139.96	35746.5035	150	04341	2022/001978		94341 LWS GOLF & COUNT	401	CEDAR LK RD	
064-L23-000-464-00	7149 CEDAR LAKE RD	8/2/2021	319000	WD	03-ARM'S LENGTH	319000	222763	110124	9258	Improved	185.16402	300	0.688	\$ 594.74	160063.9535	200	04341	2021/005552	064-L23-00	94341 LWS GOLF & COUNT	001	CEDAR LK RD	
064-L24-000-562-00	7229 CEDAR LAKE RD	6/30/2022	389900	WD	03-ARM'S LENGTH	387900	304463	87988	4551	Improved	91.025899	145	0.333	\$ 966.63	264228.2282	100	04341	2022/004018		94341 LWS GOLF & COUNT	401	CEDAR LK RD	
														For 2024, use \$43/foot with GC w/Power									
064-L25-000-603-00	WOODLAWN DR	10/14/2022	4000	OTH	21-NOT USED/OTHEI	4000	4629	4000	4629	Vacant	92.58201	150	0.344	\$ 43.20	11627.90698	100	04341	2022-006690		94341 LWS GOLF & COUNT	402	GC W/POWER	
														For 2024, use \$43/foot									
064-L27-000-882-00	7649 CONIFER TR	2/8/2023	1000	WD	03-ARM'S LENGTH	1000	700	1000	700	Vacant		1	0	0	\$ 1,000.00	#DIV/0!	1	04341	2023-000709		94341 LWS GOLF & COUNT	402	LOT NO POWER
064-L27-000-941-00	ASHLAWN TR	3/1/2023	3407	OTH	03-ARM'S LENGTH	3407	700	3407	700	Vacant		1	0	0	\$ 3,407.00	#DIV/0!	1	04341	2023-000964		94341 LWS GOLF & COUNT	402	LOT NO POWER
064-L27-000-927-00	DEERFIELD WAY	11/9/2022	3950	OTH	21-NOT USED/OTHEI	3950	700	3950	700	Vacant		1	0	0	\$ 3,950.00	#DIV/0!	1	04341	2022-007052		94341 LWS GOLF & COUNT	402	LOT NO POWER
														\$ 2,785.67 For 2024, use \$2,785/lot									
064-L25-000-654-00	WOODLAWN DR	5/28/2021	4500	WD	03-ARM'S LENGTH	4500	2052	4500	2052	Vacant		1	0	0	4500	#DIV/0!	300	04341	2021/004088		94341 LWS GOLF & COUNT	402	LOT W/ELEC
064-L22-000-323-00	CRESTWOOD DR	2/12/2022	2000	WD	03-ARM'S LENGTH	2000	900	2000	900	Vacant		1	0	0	2000	#DIV/0!	1	04341	2022/000961		94341 LWS GOLF & COUNT	402	LOT W/ELEC
064-L42-001-067-00	4574 GREENBRIAR RD	7/7/2021	155000	WD	03-ARM'S LENGTH	155000	153531	2369	900	Improved		1	0	0	2369	#DIV/0!	1	04341	2021/005069		94341 LWS GOLF & COUNT	401	LOT W/ELEC
064-L25-000-711-00	7383 MAPLEHURST WAY	4/27/2022	171000	WD	03-ARM'S LENGTH	171000	143955	29745	2700	Improved		3	0	0	9915	#DIV/0!	3	04341	2022/002737		94341 LWS GOLF & COUNT	401	LOT W/ELEC
														4696 Avg of All									
														3250 Avg of Vacant									
														For 2024, use \$3250/foot									



Oscoda Township- 2024 Land Value Analysis 94360 VE LK BACKLOTS AND INFLUENCE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc:	Land Table	Class	Rate Group 1
064-V40-000-046-00	6056 CEDAR LAKE RD	9/1/2022	100000	MLC	03-ARM'S LENGTH	100000	99526	7558	7084	Improved	149.302378	215	0.711	\$ 51	10630.0985	144	04360	2022/005446		94360 VE LK BACK LOTS & 401		CEDAR LAKE RD
064-I20-000-068-00	HICKORY RD	4/7/2021	2500	WD	03-ARM'S LENGTH	2500	5230	2500	5230	Vacant	104.597443	389	0.67	\$ 24	3731.34328	75	04360	2021/002688		94360 VE LK BACK LOTS & 402		GRAVEL
064-I20-000-072-00	INTERLAKE DR	4/7/2021	2500	WD	03-ARM'S LENGTH	2500	5000	2500	5000	Vacant		100	200	\$ 25	5446.62309	100	04360	2021/002689		94360 VE LK BACK LOTS & 402		GRAVEL
064-I20-000-028-00	4728 INTERLAKE DR	7/22/2021	161000	WD	03-ARM'S LENGTH	161000	134802	31198	5000	Improved		100	200	\$ 312	67969.4989	100	04360	2021/005421		94360 VE LK BACK LOTS & 401		I20 & W51 PAVED
For 2024, use \$25/foot for Gravel/VE Lk Back Lots																						
063-016-200-012-00	6826 LOUD DR	9/30/2021	75000	WD	03-ARM'S LENGTH	73000	75783	3087	5870	Improved	83.852549	250	0.43	\$ 37	7179.06977	75	04360	2021/007185		94360 VE LK BACK LOTS & 401		LOUD DR & V42
064-V42-001-004-00	BROADWAY	5/28/2021	6000	WD	03-ARM'S LENGTH	6000	8316	6000	8316	Vacant	141.421356	100	0.459	\$ 42	13071.8954	200	04360	2021/005050		94360 VE LK BACK LOTS & 402		LOUD DR & V42
064-N20-000-028-00	LOUD DR	9/15/2022	9700	WD	03-ARM'S LENGTH	9700	7544	9700	7544	Vacant	107.777549	300	0.606	\$ 90	16006.6007	88	04360	2022/005570		94360 VE LK BACK LOTS & 402		LOUD DR & V42
063-017-100-001-25	7000 LOUD DR	1/13/2023	199000	WD	03-ARM'S LENGTH	199000	165388	74381	28669	Improved	569.877262	812	3.728	\$ 131	19951.985	400	04360	2023-000458	063-017-100-001-25	94360 VE LK BACK LOTS & 401		LOUD DR & V42
064-N40-000-042-00	7572 LOUD DR	9/2/2021	255000	WD	03-ARM'S LENGTH	254700	235862	27295	8457	Improved	137.296249	132	0.512	\$ 199	53310.5469	169	04360	2021/006500		94360 VE LK BACK LOTS & 401		LOUD DR & V42
064-S10-000-043-00	7134 LOUD DR	8/25/2021	75000	WD	03-ARM'S LENGTH	67000	51993	19311	4304	Improved	61.491869	250	0.316	\$ 314	61110.7595	55	04360	2021/006232		94360 VE LK BACK LOTS & 401		LOUD DR & V42
064-S10-000-036-00	7164 LOUD DR	10/10/2022	90000	LC	21-NOT USED/OTHI	90000	51598	43670	5268	Improved	75.251578	260	0.394	\$ 580	110837.563	66	04360	2022-006223		94360 VE LK BACK LOTS & 401		LOUD DR & V42
063-016-300-006-50	6710 LOUD DR	6/14/2022	130000	WD	03-ARM'S LENGTH	130000	82807	53063	5870	Improved	83.852549	250	0.43	\$ 633	123402.326	75	04360	2022/004017		94360 VE LK BACK LOTS & 401		LOUD DR & V42
														\$ 66	Avg of Vacant		For 2024, use \$66/foot for Loud Dr/V42					
064-N40-000-073-00	HILL CREST DR	1/25/2022	12000	WD	03-ARM'S LENGTH	12000	12305	12000	8176	Improved	163.517786	200	0.436	\$ 73	27522.9358	190	04360	2022/000636	064-N40-000-073-00	94360 VE LK BACK LOTS & 402		N40
064-N40-000-088-00	7571 HILL CREST DR	12/13/2021	173500	WD	03-ARM'S LENGTH	173500	165683	14255	6438	Improved	146.312704	100	0.39	\$ 97	36551.2821	170	04360	2021/008968		94360 VE LK BACK LOTS & 401		N40
064-N40-000-025-00	3554 HILL CREST DR	7/25/2022	150000	WD	03-ARM'S LENGTH	150000	148795	17585	10920	Improved	174.72942	322	0.592	\$ 101	29704.3919	160	04360	2022/004667	064-N40-000-025-00	94360 VE LK BACK LOTS & 401		N40
064-N40-000-070-00	7610 HILL CREST DR	10/26/2021	165000	WD	03-ARM'S LENGTH	165000	134061	37025	6086	Improved	121.716124	200	0.459	\$ 304	80664.488	100	04360	2021/007671		94360 VE LK BACK LOTS & 401		N40
064-N40-000-074-00	7556 HILL CREST DR	11/15/2021	353000	WD	03-ARM'S LENGTH	353000	266753	94853	8606	Improved	172.123986	100	0.459	\$ 551	206651.416	200	04360	2021/008258		94360 VE LK BACK LOTS & 401		N40
063-007-400-017-00	7169 COLBATH RD	8/25/2022	93000	WD	03-ARM'S LENGTH	93000	92565	5622	5187	Improved	103.739674	199	0.475	\$ 54	11835.7895	104	04360	2022/005245		94360 VE LK BACK LOTS & 401		SEC 7 WITH ESMT
063-007-400-043-00	7119 LAKEVIEW DR	8/19/2022	69000	WD	03-ARM'S LENGTH	69000	55587	16900	3487	Improved	52.440442	220	0.253	\$ 322	66798.419	50	04360	2022/005312		94360 VE LK BACK LOTS & 401		SEC 7 WITH ESMT
063-007-400-003-00	7198 LAKEVIEW DR	9/30/2021	55000	WD	03-ARM'S LENGTH	53000	40985	13964	1949	Improved	38.971143	150	0.155	\$ 358	90090.3226	45	04360	2021/007193		94360 VE LK BACK LOTS & 401		SEC 7 WITH ESMT
063-007-400-004-00	7194 LAKEVIEW DR	9/30/2021	63500	WD	03-ARM'S LENGTH	63500	42745	22920	2165	Improved	43.30127	150	0.172	\$ 529	133255.814	50	04360	2021/007195		94360 VE LK BACK LOTS & 401		SEC 7 WITH ESMT

For 2024, for the rest of the VE Lk Back, use Range 9 rate, \$50/foot

Oscoda Township- 2024 Land Value Analysis 94370 CEDAR LAKE INFLUENCE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Par Land Table	Class	Rate Group 1	
064-L10-000-114-00	7788 E CEDAR LAKE DR	12/28/2021	114800	WD	03-ARM'S LENGTH	114800	116957	10349	12506	Improved	143.749783	287	0.791	\$ 71.99	13083.43869	120	04370	2022/000205	94370 CEDAR LAKE INFLUENCE	401	CEDAR LK DR	
064-L10-000-175-00	CEDAR LAKE DR	8/31/2022	11500	WD	03-ARM'S LENGTH	11500	14502	11500	9668	Improved	158.745078	700	0.964	\$ 72.44	11929.46058	120	04370	2022/005430	064-L10-000-114-00	94370 CEDAR LAKE INFLUENCE	402	CEDAR LK DR
064-S21-000-034-00	7580 CEDAR LAKE RD	5/12/2021	12000	WD	03-ARM'S LENGTH	12000	9150	12000	9150	Vacant	114.315353	150	0.455	\$ 104.97	26373.62637	132	04370	2021/003487	94370 CEDAR LAKE INFLUENCE	401	CL RD/C20 S21	
064-L14-000-520-00	7482 CEDAR LAKE DR	6/21/2021	85000	WD	30-SHORT SALE	85000	73125	18698	6823	Improved	78.421936	123	0.282	\$ 238.43	66304.96454	100	04370	2021/004551	94370 CEDAR LAKE INFLUENCE	401	CEDAR LK DR	
														\$ 121.96								
														For 2024, use \$105/foot								

Oscoda Township- 2024 Land Value Analysis 94410 LAKE HURON

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcel	Land Table	Class	Rate Group 1	
064-V10-002-001-52	209 E WATER ST	3/15/2022	74500	WD	03-ARM'S LENGTH	74500	88015	1516	15031	Improved	11.703894	153.214279	0.049	\$ 130	30938.77551	14	04418	2022/001490		94410 LAKE HURON	407	LAKE HURON	
064-S40-000-005-09	5678 N US-23	9/28/2021	230000	WD	03-ARM'S LENGTH	229500	246162	4055	20717	Improved	12.948269	773	0.177	\$ 313	22909.60452	10	04420	2021/007065		94410 LAKE HURON	407	LAKE HURON	
064-L11-000-220-13	6504 N US-23	5/13/2021	51000	WD	03-ARM'S LENGTH	51000	61118	7271	17389	Improved	10.868114	296	0.073	\$ 669	99602.73973	10.67	04415	2021/003627		94410 LAKE HURON	407	LAKE HURON	
064-L11-000-237-00	6370 N US-23	7/15/2021	115000	WD	03-ARM'S LENGTH	115000	173891	44849	103740	Improved	64.837445	375	0.517	\$ 692	86748.54932	60	04410	2021/005204		94410 LAKE HURON	401	LAKE HURON	
064-V10-002-001-55	209 E WATER ST	7/2/2021	87000	WD	03-ARM'S LENGTH	87000	92624	9407	15031	Improved	11.703894	153.214279	0.059	\$ 804	159440.678	14	04418	2021/005152	064-V10-002-001-55	94410 LAKE HURON	407	LAKE HURON	
064-S40-000-010-00	5624 N US-23	6/16/2021	225000	WD	03-ARM'S LENGTH	225000	302775	125751	203526	Improved	127.203761	720	1.653	\$ 989	76074.41016	100	04411	2021/004443		94410 LAKE HURON	408	LAKE HURON	
064-L11-000-220-06	6504 N US-23	2/15/2022	79000	WD	03-ARM'S LENGTH	79000	92988	12095	26083	Improved	10.868114	296	0.073	\$ 1,113	165684.9315	10.67	04415	2022/001224		94410 LAKE HURON	407	LAKE HURON	
064-E10-000-016-00	6096 RIDGE RD	4/30/2021	324000	WD	03-ARM'S LENGTH	324000	392885	221708	290593	Improved	195.290818	250	1.148	\$ 1,135	193125.43555	200	04410	2021/003201		94410 LAKE HURON	408	LAKE HURON	
064-S60-000-021-00	5188 N US-23	7/9/2021	100000	LC	03-ARM'S LENGTH	100000	117359	100000	117359	Vacant	81.824058	94.591171	0.566	\$ 1,222	176678.4452	80.5	04411	2021/005561		94410 LAKE HURON	401	LAKE HURON	
064-L10-000-024-00	7756 N US-23	3/3/2022	469000	WD	03-ARM'S LENGTH	469000	486714	252190	269904	Improved	189.539274	303	1.287	\$ 1,331	195951.826	185	04410	2022/001263		94410 LAKE HURON	408	LAKE HURON	
064-L10-000-066-00	7456 N US-23	7/13/2021	269000	WD	03-ARM'S LENGTH	269000	261539	111058	103597	Improved	80.935178	118	0.271	\$ 1,372	409808.1181	100	04412	2021/005415		94410 LAKE HURON	408	LAKE HURON	
064-S60-000-020-00	N US-23	7/23/2021	115400	WD	03-ARM'S LENGTH	115400	119062	115400	119062	Vacant	82.888079	97.681381	0.584	\$ 1,392	197602.7397	80.5	04411	2021/005420		94410 LAKE HURON	409	LAKE HURON	
064-V10-002-001-66	205 E WATER ST	6/28/2021	94900	WD	03-ARM'S LENGTH	91900	88942	17989	15031	Improved	11.703894	153.214279	0.049	\$ 1,537	367122.449	14	04418	2021/004665		94410 LAKE HURON	407	LAKE HURON	
064-S40-000-005-14	5678 N US-23	10/20/2021	265000	WD	03-ARM'S LENGTH	265000	264386	21331	20717	Improved	12.948269	773	0.177	\$ 1,647	120514.1243	10	04420	2021/007958		94410 LAKE HURON	407	LAKE HURON	
064-S60-000-021-00	5188 N US-23	2/3/2022	150000	WD	03-ARM'S LENGTH	150000	117359	150000	117359	Vacant	81.824058	94.591171	0.566	\$ 1,833	265017.6678	80.5	04411	2022/000622		94410 LAKE HURON	401	LAKE HURON	
064-L10-000-052-00	7562 N US-23	6/1/2021	376000	WD	03-ARM'S LENGTH	376000	309198	176804	110002	Improved	85.93887	150	0.344	\$ 2,057	513965.1163	100	04412	2021/004061		94410 LAKE HURON	201	LAKE HURON 201	
063-022-100-005-13	6522 N US-23	4/18/2022	210000	WD	03-ARM'S LENGTH	198668	191271	25811	18414	Improved	11.508472	385	0.094	\$ 2,243	274585.1064	10.58	04416	2022/002680		94410 LAKE HURON	407	LAKE HURON	
064-L10-000-046-00	7718 N US-23	11/30/2021	208000	WD	03-ARM'S LENGTH	208000	145297	194192	131489	Improved	82.180847	154	0.336	\$ 2,363	577952.381	95	04410	2021/008547		94410 LAKE HURON	408	LAKE HURON	
064-E10-000-012-00	6134 RIDGE RD	1/31/2023	360303	WD	03-ARM'S LENGTH	360303	282341	234195	156233	Improved	97.645409	250	0.574	\$ 2,398	408005.2265	100	04410	2023-000555		94410 LAKE HURON	408	LAKE HURON	
063-011-200-007-50	7418 N US-23	5/13/2022	450000	WD	03-ARM'S LENGTH	450000	326240	265841	142081	Improved	88.800591	171	0.393	\$ 2,994	676440.2036	100	02500	2022/003091	063-011-200-007-50	94410 LAKE HURON	201	LAKE HURON 201	
063-022-100-001-27	6520 N US-23	8/27/2021	210000	WD	03-ARM'S LENGTH	210000	192491	35923	18414	Improved	11.508472	385	0.094	\$ 3,121	382159.5745	10.58	04416	2021/006551		94410 LAKE HURON	407	LAKE HURON	
064-S40-000-005-12	5678 N US-23	7/28/2022	280000	WD	03-ARM'S LENGTH	280000	244670	41047	20717	Improved	12.948269	773	0.177	\$ 3,170	231903.9548	10	04420	2022/004595		94410 LAKE HURON	407	LAKE HURON	
063-011-200-004-20	7428 N US-23	7/29/2022	119000	WD	03-ARM'S LENGTH	118900	71410	69918	22428	Improved	17.521673	162	0.074	\$ 3,990	944837.8378	20	04421	2022/004718		94410 LAKE HURON	407	LAKE HURON	
063-011-200-004-40	7428 N US-23	7/29/2022	140000	WD	03-ARM'S LENGTH	131000	78141	75287	22428	Improved	17.521673	162	0.074	\$ 4,297	1017391.892	20	04421	2022/004711		94410 LAKE HURON	407	LAKE HURON	
064-L11-000-220-04	6504 N US-23	3/18/2022	176000	WD	03-ARM'S LENGTH	166000	139649	52434	26083	Improved	10.868114	296	0.073	\$ 4,825	718273.9726	10.67	04415	2022/001440		94410 LAKE HURON	407	LAKE HURON	
064-L11-000-220-16	6504 N US-23	1/14/2022	199000	WD	03-ARM'S LENGTH	198500	104273	120310	26083	Improved	21.736227	296	0.435	\$ 5,535	276574.7126	21.34	04415	2022/000464		94410 LAKE HURON	407	LAKE HURON	
064-S60-000-023-14	5226 WASHINGTON A	8/17/2021	135000	WD	03-ARM'S LENGTH	135000	118563	44331	27894	Improved	7.748375	242	0.044	\$ 5,721	1007522.727	8	04419	2021/006418		94410 LAKE HURON	407	LAKE HURON	
063-022-100-001-23	6520 N US-23	9/9/2022	210000	WD	03-ARM'S LENGTH	210000	147856	80558	18414	Improved	11.508472	385	0.094	\$ 7,000	857000	10.58	04416	2022/005651		94410 LAKE HURON	407	LAKE HURON	
064-S60-000-023-06	5226 WASHINGTON A	9/29/2022	150000	WD	03-ARM'S LENGTH	150000	117871	60023	27894	Improved	7.748375	242	0.044	\$ 7,747	1364159.091	8	04419	2022/005920		94410 LAKE HURON	407	LAKE HURON	
														\$ 2,539	Avg of All								
														\$ 1,483	Avg of Vacant								For 2024, use \$1,500/foot
														\$ 1,489	Avg of Box*								

\*20% above lowest vacant sale and 20% above highest vacant sale is box range

Oscoda Township- 2024 Land Value Analysis 94430 VAN ETTAN LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parce Land Table	Class	Rate Group 1	
064-V35-000-040-00	6837 LOUD DR	10/8/2021	90000	WD	03-ARM'S LENGTH	90000	149806	11631	71437	Improved	91.821234	148	0.336	\$ 127	34616.07143	99	04430	2021/007332	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V35-000-007-00	6677 LOUD DR	10/22/2021	225000	WD	03-ARM'S LENGTH	225000	255215	25082	55297	Improved	71.07625	269	0.408	\$ 353	61475.4902	66	04430	2021/008062	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V35-000-011-00	6699 LOUD DR	8/26/2021	216000	WD	03-ARM'S LENGTH	216000	243551	25910	53461	Improved	68.715293	235	0.356	\$ 377	72780.89888	66	04430	2021/006378	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-W50-000-031-00	6460 WEST SHORE DR	7/27/2021	325000	WD	03-ARM'S LENGTH	325000	333368	45807	51556	Improved	115.286858	291	0.441	\$ 397	103870.7483	132	04433	2021/005764	064-W51-00	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE
063-021-300-021-00	6085 F 41	8/26/2021	165000	WD	03-ARM'S LENGTH	162500	173561	13490	24551	Improved	31.556458	270	0.986	\$ 427	13681.54158	0	04433	2021/006373	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-S10-000-005-00	7209 LOUD DR	12/7/2021	160000	WD	03-ARM'S LENGTH	160000	180532	26423	46955	Improved	60.353928	219	0.297	\$ 438	88966.32997	59	04430	2021/008593	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-W50-000-029-00	WEST SHORE DR	7/29/2021	67500	WD	03-ARM'S LENGTH	67500	52766	67500	48627	Improved	139.971358	287	0.524	\$ 482	128816.7939	166	04433	2021/005565	064-W51-00	94430 VAN ETTAN LAKE	409	VAN ETTAN LAKE
064-L90-000-001-00	7011 LOUD DR	8/13/2021	543000	WD	03-ARM'S LENGTH	543000	580655	92186	129841	Improved	185.434829	335	1.254	\$ 497	73513.55662	163	04430	2021/006029	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V35-000-018-00	6729 LOUD DR	11/19/2021	375000	WD	03-ARM'S LENGTH	375000	388858	41748	55606	Improved	71.473038	259	0.398	\$ 584	104894.4724	67	04430	2021/008391	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V35-000-019-00	6741 LOUD DR	3/10/2023	205000	LC	21-NOT USED/OTHI	205000	217458	43148	55606	Improved	71.473038	259	0.398	\$ 604	108412.0603	67	04430	2023-000989	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
063-021-100-024-00	6405 WOODLAND DR	5/28/2021	238000	WD	03-ARM'S LENGTH	222000	231168	35185	44353	Improved	57.008771	338	0.388	\$ 617	90682.98969	50	04430	2021/004022	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
063-021-400-020-50	6022 WEST SHORE DR	2/28/2022	395000	WD	03-ARM'S LENGTH	389000	299498	148131	58629	Improved	228.781009	261.94	1.299	\$ 647	114034.642	216	04433	2022/001268	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V45-000-012-00	6581 LOUD DR	3/25/2022	390000	WD	03-ARM'S LENGTH	388500	398677	72495	82672	Improved	106.261892	255	0.585	\$ 682	123923.0769	100	04430	2022/002307	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
063-008-400-015-00	LOUD DR	12/6/2022	40000	WD	03-ARM'S LENGTH	40000	43263	40000	43263	Vacant	55.608574	209	0.264	\$ 719	151515.1515	55	04430	2022-007211	94430 VAN ETTAN LAKE	409	VAN ETTAN LAKE	
063-028-100-011-20	5850 WEST SHORE RD	4/14/2021	78500	WD	03-ARM'S LENGTH	78500	78996	78500	78996	Vacant	101.536997	310	0.648	\$ 773	121141.9753	91	04432	2021/002985	94430 VAN ETTAN LAKE	409	VAN ETTAN LAKE	
063-028-100-011-30	WEST SHORE RD	4/15/2021	78500	WD	03-ARM'S LENGTH	78500	77956	78500	77956	Vacant	100.200693	294	0.614	\$ 783	127850.1629	91	04432	2021/002986	94430 VAN ETTAN LAKE	409	VAN ETTAN LAKE	
064-W50-000-026-00	6428 WEST SHORE DR	7/22/2021	167500	WD	03-ARM'S LENGTH	167500	162055	54382	48937	Improved	62.900982	165	0.25	\$ 865	217528	66	04433	2021/005404	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V40-000-022-00	6135 LOUD DR	5/11/2021	170000	WD	03-ARM'S LENGTH	170000	135944	82359	35939	Improved	90.3098	286	0.328	\$ 912	251094.5122	100	04430	2021/003592	064-V40-00	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE
064-W50-000-031-00	6460 WEST SHORE DR	10/19/2022	386000	WD	03-ARM'S LENGTH	386000	333368	106807	51556	Improved	115.286858	291	0.441	\$ 926	242192.7438	132	04433	2022-006507	064-W51-00	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE
063-021-100-034-50	6325 WOODLAND DR	1/21/2022	349000	WD	03-ARM'S LENGTH	329000	316715	54281	41996	Improved	53.97978	251	0.294	\$ 1,006	184629.2517	51	04430	2022/000462	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
063-028-100-018-00	5868 WEST SHORE RD	4/27/2022	380000	WD	03-ARM'S LENGTH	350000	313633	115672	79305	Improved	101.934137	249	0.552	\$ 1,135	209550.7246	96.5	04432	2022/002734	064-110-000	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE
063-028-100-011-00	5844 WEST SHORE RD	3/31/2022	139000	WD	03-ARM'S LENGTH	139000	94054	139000	94054	Vacant	120.892308	314	0.779	\$ 1,150	178433.8896	108	04432	2022/005717	94430 VAN ETTAN LAKE	409	VAN ETTAN LAKE	
063-021-100-016-00	6459 LOUD DR	12/1/2021	296000	WD	03-ARM'S LENGTH	281000	253101	79299	51400	Improved	66.066391	294	0.405	\$ 1,200	195800	60	04430	2021/008598	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
063-017-100-019-00	7007 LOUD DR	12/16/2022	349000	WD	03-ARM'S LENGTH	349000	306852	118958	76810	Improved	98.727189	364	0.71	\$ 1,205	167546.4789	85	04430	2022-007377	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V80-000-038-00	6467 LOUD DR	9/30/2022	290000	WD	03-ARM'S LENGTH	290000	252016	94430	56446	Improved	72.552182	275	0.423	\$ 1,302	223238.7707	67	04430	2022-006087	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-T10-000-011-00	7227 SHOREWOOD DR	12/19/2022	340000	WD	03-ARM'S LENGTH	340000	306299	82538	48837	Improved	62.772834	137	0.217	\$ 1,315	380359.447	69	04434	2022-007496	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-T10-000-013-00	7224 SHOREWOOD DR	6/29/2021	230000	WD	03-ARM'S LENGTH	230000	195943	79021	44964	Improved	57.79435	133	0.195	\$ 1,367	405235.8974	100	04430	2022/003990	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V45-000-004-00	6619 LOUD DR	6/10/2022	285000	WD	03-ARM'S LENGTH	285000	221326	146427	82753	Improved	106.365918	256	0.588	\$ 1,377	249025.5102	66	04430	2021/008273	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V35-000-006-00	6671 LOUD DR	10/8/2021	192000	WD	03-ARM'S LENGTH	189000	145105	99038	55143	Improved	70.877248	266	0.403	\$ 1,397	245751.861	66	04430	2022/004738	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V42-010-004-00	7280 LAKEVIEW DR	8/2/2022	129900	WD	03-ARM'S LENGTH	129900	85951	76757	32808	Improved	49.034916	185	0.212	\$ 1,565	362061.3208	50	04434	2022/004738	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
063-028-100-016-00	5862 WEST SHORE RD	10/6/2021	179000	WD	03-ARM'S LENGTH	177000	114006	117928	54934	Improved	70.609276	262	0.397	\$ 1,670	297047.8589	66	04432	2021/007333	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
063-021-300-013-00	6142 F 41	3/17/2023	222750	WD	03-ARM'S LENGTH	222750	145288	134633	57171	Improved	73.484692	450	0.62	\$ 1,832	217150	60	04433	2023-001109	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V40-000-029-00	6111 LOUD DR	11/2/2021	190000	WD	03-ARM'S LENGTH	190000	148573	71400	29973	Improved	38.525942	83	0.091	\$ 1,853	784615.3846	48	04430	2021/007864	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-T10-000-012-00	7226 SHOREWOOD DR	4/22/2022	300000	WD	03-ARM'S LENGTH	300000	228273	119648	47921	Improved	61.594583	127	0.201	\$ 1,943	595263.6816	69	04434	2022/002728	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-S70-000-001-00	5913 VAN ETTAN DR	1/31/2022	165000	WD	03-ARM'S LENGTH	165000	101526	100818	37344	Improved	48	200	0.22	\$ 2,100	458263.6364	48	04431	2022/001328	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V40-000-025-00	6129 LOUD DR	6/7/2022	195000	WD	03-ARM'S LENGTH	195000	139824	86676	31500	Improved	40.489006	86	0.099	\$ 2,141	875515.1515	50	04430	2022/003695	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-T10-000-007-00	7240 SHOREWOOD DR	6/27/2022	258000	WD	03-ARM'S LENGTH	258000	178561	124131	44692	Improved	57.444151	122	0.182	\$ 2,161	682038.4615	65	04434	2022/004020	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-T11-000-018-00	7260 SHOREWOOD DR	9/15/2022	210000	WD	03-ARM'S LENGTH	205000	122924	126027	43951	Improved	56.492217	180	0.24	\$ 2,231	525112.5	58	04434	2022/005655	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
063-021-400-011-00	6064 WEST SHORE DR	7/23/2021	285000	WD	03-ARM'S LENGTH	285000	199374	126758	41132	Improved	52.868563	250	0.287	\$ 2,398	441665.5052	50	04433	2021/005554	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-V42-011-001-00	7292 ALABAMA AVE	2/11/2022	195000	WD	03-ARM'S LENGTH	195000	104250	120181	29431	Improved	47.28708	160	0.184	\$ 2,542	653157.6087	50	04434	2022/000963	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
064-S10-000-004-00	7215 LOUD DR	7/9/2022	304500	WD	03-ARM'S LENGTH	304500	189475	159091	44066	Improved	56.640361	195	0.255	\$ 2,809	623886.2745	57	04430	2022/004250	94430 VAN ETTAN LAKE	408	VAN ETTAN LAKE	
														\$ 1,193	Avg of All							
														\$ 856	Avg of Vacant							

For 2024, use \$856/foot for Van Ettan Lake

Oscoda Township- 2024 Land Value Analysis 94450 CEDAR LAKE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parc.	Land Table	Class	Rate Group 1
064-L60-000-035-00	7298 CEDAR LAKE RD	6/3/2022	25000	WD	03-ARM'S LENGTH	25000	30128	25000	30128	Vacant	100.425844	178	0.409	\$ 249	61124.69438	100	04451	2022/003517		94450 CEDAR LAKE	409	CANAL BHD POINT
064-L60-000-041-00	CEDAR LAKE RD	9/7/2021	35000	WD	03-ARM'S LENGTH	35000	30085	35000	30085	Vacant	100.284498	177	0.406	\$ 349	86206.89655	100	04451	2021/006607		94450 CEDAR LAKE	409	CANAL BHD POINT
																For 2024, use \$299/foot for Canal Bhd Point						
064-L33-000-191-00	LAKWOOD DR	5/21/2021	48000	WD	03-ARM'S LENGTH	48000	40057	48000	40057	Vacant	100.142552	176	0.404	\$ 479	118811.8812	100	04451	2021/003786		94450 CEDAR LAKE	401	CANALS/BHD PARK
064-L33-000-191-00	LAKWOOD DR	6/14/2022	70000	WD	03-ARM'S LENGTH	70000	40057	70000	40057	Vacant	100.142552	176	0.404	\$ 699	173267.3267	100	04451	2022/003728		94450 CEDAR LAKE	401	CANALS/BHD PARK
																For 2024, use \$589/foot for Canals/Bhd Park						
064-L60-000-012-00	7076 CEDAR LAKE RD	1/18/2023	400000	WD	03-ARM'S LENGTH	400000	459171	45927	105098	Improved	199.426106	173	0.794	\$ 230	57842.56927	200	04451	2023-000325		94450 CEDAR LAKE	408	LAKWOOD SHORES
064-G30-000-008-02	7270 SHOREVIEW	1/24/2023	60000	WD	03-ARM'S LENGTH	60000	65804	60000	23539	Improved	186.110335	200	0.826	\$ 322	72639.22518	180	04452	2023-000383		94450 CEDAR LAKE	409	LAKWOOD SHORES
064-L60-000-020-00	CEDAR LAKE RD	8/29/2022	55000	WD	03-ARM'S LENGTH	55000	52775	55000	52775	Vacant	100.142552	176	0.404	\$ 549	136138.6139	100	04451	2022/005536		94450 CEDAR LAKE	409	LAKWOOD SHORES
064-L33-000-204-00	LAKWOOD DR	5/6/2022	60000	WD	03-ARM'S LENGTH	60000	41031	60000	41031	Vacant	97.322981	157	0.36	\$ 617	166666.6667	100	04451	2022/003011		94450 CEDAR LAKE	409	LAKWOOD SHORES
064-L33-000-183-01	7267 LAKEWOOD DR	4/16/2021	447900	WD	03-ARM'S LENGTH	447900	399650	154205	105955	Improved	218.53523	226	1.064	\$ 706	144929.5113	205	04451	2021/002982		94450 CEDAR LAKE	408	LAKWOOD SHORES
064-L60-000-028-00	CEDAR LAKE RD	1/2/2023	117500	WD	03-ARM'S LENGTH	117500	52924	117500	52924	Vacant	100.425844	178	0.409	\$ 1,170	287286.0636	100	04451	2023-000096		94450 CEDAR LAKE	409	LAKWOOD SHORES
064-L33-000-206-00	7059 LAKEWOOD DR	9/21/2022	360000	WD	03-ARM'S LENGTH	360000	292246	119996	52242	Improved	99.131611	169	0.388	\$ 1,210	309268.0412	100	04451	2022/005705		94450 CEDAR LAKE	408	LAKWOOD SHORES
064-L33-000-196-00	7147 LAKEWOOD DR	8/23/2021	385000	WD	03-ARM'S LENGTH	385000	262229	184739	61968	Improved	117.585582	237	0.593	\$ 1,571	311532.8836	109	04451	2021/006221		94450 CEDAR LAKE	408	LAKWOOD SHORES
064-L33-000-200-00	7131 LAKEWOOD DR	4/28/2022	500000	WD	03-ARM'S LENGTH	500000	359526	185368	44894	Improved	106.484432	225	0.517	\$ 1,741	358545.4545	100	04451	2022/002730		94450 CEDAR LAKE	408	LAKWOOD SHORES
																\$ 902 Avg of All						
																\$ 779 Avg of Vacant		For 2024, use \$779/foot for Lakewood Shores				
064-L10-000-124-00	7771 CEDAR LAKE DR	5/4/2021	237500	WD	03-ARM'S LENGTH	231800	256458	14183	38841	Improved	73.701535	311	0.471	\$ 192	30112.52654	66	04450	2021/003363		94450 CEDAR LAKE	408	NORTH CAUSEWAY
064-C20-000-019-00	CEDAR LAKE RD	2/23/2022	39000	WD	03-ARM'S LENGTH	39000	34041	39000	34041	Vacant	133.188604	457	0.662	\$ 293	58912.38671	125	04450	2022/002654	064-C20-00	94450 CEDAR LAKE	409	NORTH CAUSEWAY
064-C20-000-021-00	7948 CEDAR LAKE RD	9/29/2022	232500	WD	03-ARM'S LENGTH	212500	209022	30795	27317	Improved	51.834093	231	0.265	\$ 594	116207.5472	50	04450	2022/005901		94450 CEDAR LAKE	408	NORTH CAUSEWAY
064-L13-000-401-00	7935 CEDAR LAKE DR	7/21/2021	150000	WD	03-ARM'S LENGTH	150000	116333	64743	31076	Improved	67.007975	410	0.527	\$ 966	122851.9924	56	04450	2021/005419		94450 CEDAR LAKE	408	NORTH CAUSEWAY
064-C20-000-011-00	7910 CEDAR LAKE RD	7/23/2021	200000	WD	03-ARM'S LENGTH	200000	171570	59785	31355	Improved	59.497484	401	0.46	\$ 1,005	129967.3913	50	04450	2021/005402		94450 CEDAR LAKE	408	NORTH CAUSEWAY
064-L10-000-151-00	7969 CEDAR LAKE DR	8/20/2021	369000	WD	03-ARM'S LENGTH	369000	335950	65785	32735	Improved	62.115288	189	0.273	\$ 1,059	240970.696	63	04450	2021/006058		94450 CEDAR LAKE	408	NORTH CAUSEWAY
064-C20-000-010-00	7906 CEDAR LAKE RD	11/2/2021	225000	WD	03-ARM'S LENGTH	225000	179494	76723	31217	Improved	59.236114	394	0.452	\$ 1,295	169741.1504	50	04450	2021/007901		94450 CEDAR LAKE	408	NORTH CAUSEWAY
064-C30-000-004-00	7846 CEDAR LAKE RD	7/8/2022	399900	WD	03-ARM'S LENGTH	399900	266644	169044	35788	Improved	67.908477	270	0.39	\$ 2,489	433446.1538	63	04450	2022/004198		94450 CEDAR LAKE	408	NORTH CAUSEWAY
																\$ 987 Avg of All						
																\$ 511 Avg of Block		For 2024, use \$511/foot for North Causeway				
064-G30-000-018-02	SHOREVIEW	3/3/2023	37500	WD	03-ARM'S LENGTH	37500	11108	37500	11108	Vacant	105.391554	203	0.489	\$ 356	76687.11656	105	04452	2023-000896		94450 CEDAR LAKE	409	SOUTH CAUSEWAY
064-L14-000-442-00	CEDAR LAKE DR	4/7/2021	45000	WD	03-ARM'S LENGTH	45000	27257	45000	27257	Vacant	51.721531	229	0.263	\$ 870	171102.6616	50	04450	2021/002682		94450 CEDAR LAKE	409	SOUTH CAUSEWAY
064-L14-000-444-00	7481 CEDAR LAKE DR	8/24/2021	240000	WD	03-ARM'S LENGTH	240000	229201	99182	59737	Improved	113.35149	522	0.637	\$ 875	155701.7268	106	04450	2021/006167	064-L14-00	94450 CEDAR LAKE	408	SOUTH CAUSEWAY
064-S20-000-010-00	7430 CEDAR LAKE RD	8/8/2022	229900	WD	03-ARM'S LENGTH	209900	173444	76855	40399	Improved	76.658759	364	0.552	\$ 1,003	139230.0725	66	04450	2022/004902		94450 CEDAR LAKE	408	SOUTH CAUSEWAY
064-L14-000-442-00	CEDAR LAKE DR	4/18/2022	55000	WD	03-ARM'S LENGTH	55000	27257	55000	27257	Vacant	51.721531	229	0.263	\$ 1,063	209125.4753	50	04450	2022/002683		94450 CEDAR LAKE	409	SOUTH CAUSEWAY
																For 2024, use \$833/foot for South Causeway						
064-G30-000-012-01	SHOREVIEW	9/17/2021	60000	WD	03-ARM'S LENGTH	60000	54089	60000	54089	Vacant	102.636267	166	0.396	\$ 585	151515.1515	104	04452	2021/006892		94450 CEDAR LAKE	409	ST GEORGE POINT
																For 2024, use \$585/foot for St George Point and Serradella						



Oscoda Township- 2024 Land Value Analysis 94480 AUSABLE RIVER R9E, River Front

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcel: Land Table	Class	Rate Group 1
064-R10-000-012-00	5102 RIVERBEND CT	2/16/2022	430000	WD	03-ARM'S LENGTH	430000	416038	107867	85399	Improved	197.061647	516	1.058	\$ 547	101953.6862	184	04481	2022/001023	064-R10-000 94480 AUSABLE RIVER R9E	408	R10 RIVER FRONT
064-R10-000-028-00	5134 VAUGHAN TR	5/4/2021	79500	WD	03-ARM'S LENGTH	79500	56503	79500	56503	Vacant	94.803426	282	0.563	\$ 839	141207.8153	87	04481	2021/003359	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
064-R10-000-036-00	VAUGHAN TR	8/23/2022	82500	WD	03-ARM'S LENGTH	82500	64774	82500	64774	Vacant	108.680758	373	0.796	\$ 759	103643.2161	93	04481	2022/005254	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
064-R10-000-037-00	VAUGHAN TR	8/22/2022	82500	WD	03-ARM'S LENGTH	82500	61057	82500	61057	Vacant	102.444711	422	0.823	\$ 805	100243.0134	85	04481	2022/005253	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
064-R10-000-037-00	VAUGHAN TR	8/13/2021	40000	WD	03-ARM'S LENGTH	40000	61057	40000	61057	Vacant	102.444711	422	0.823	\$ 390	48602.67315	85	04481	2021/006072	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
064-R10-000-045-00	POINTE PLACE	2/24/2023	30000	OTH	03-ARM'S LENGTH	30000	55473	30000	55473	Vacant	93.075864	262	0.523	\$ 322	57361.37667	87	04481	2023-000905	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
063-033-400-002-75	N VAUGHN TRAIL	6/4/2021	67000	WD	03-ARM'S LENGTH	67000	66555	67000	66555	Vacant	111.668993	311	0.714	\$ 600	93837.53501	100	04481	2021/004163	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
														\$ 609	For 2024, use \$609/foot for Ausable River Frontage						
060-021-200-002-00	4956 LOUD DAM RD	6/24/2022	220000	WD	03-ARM'S LENGTH	195000	214241	31814	51055	Improved	154.712637	187	0.687	\$ 206	46308.58806	160	04010	2022/003947	94485 AUSABLE RIVER R6 R7	408	RIVER VIEW LOW
															For 2024 ,use \$206/foot for River View						
064-V55-000-003-42	319 W DWIGHT AVE	10/1/2021	320000	WD	03-ARM'S LENGTH	320000	249839	110446	40285	Improved	67.591503	220	0.333	\$ 1,634	331669.6697	66	04482	2021/007181	94480 AUSABLE RIVER R9E	408	RIVER OLD TOWN
064-R10-000-006-00	VAUGHAN TR	7/26/2021	21000	WD	03-ARM'S LENGTH	21000	10531	21000	10531	Vacant	84.249293	246	0.452	\$ 249	46460.17699	80	04481	2021/005563	94480 AUSABLE RIVER R9E	409	R10 RIVER BAYOU
064-R10-000-007-00	VAUGHAN TR	7/12/2022	35000	WD	03-ARM'S LENGTH	35000	26530	35000	18525	Improved	184.226023	334	0.756	\$ 190	46296.2963	230	04481	2022/004402	064-R10-000 94480 AUSABLE RIVER R9E	409	R10 RIVER BAYOU
												290			For 2024, use \$290/foot for River Bayou						

Oscoda Township- 2024 Land Value Analysis 94480 AUSABLE RIVER R9E, River Bayou

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Effec. Front	Depth	Net Acres	Dollars/FF	Dollars/Acre	Actual Front	ECF Area	Liber/Page	Other Parcel: Land Table	Class	Rate Group 1
064-R10-000-012-00	5102 RIVERBEND CT	2/16/2022	430000	WD	03-ARM'S LENGTH	430000	416038	107867	85399	Improved	197.061647	516	1.058	\$ 547	101953.6862	184	04481	2022/001023	064-R10-000 94480 AUSABLE RIVER R9E	408	R10 RIVER FRONT
064-R10-000-028-00	5134 VAUGHAN TR	5/4/2021	79500	WD	03-ARM'S LENGTH	79500	56503	79500	56503	Vacant	94.803426	282	0.563	\$ 839	141207.8153	87	04481	2021/003359	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
064-R10-000-036-00	VAUGHAN TR	8/23/2022	82500	WD	03-ARM'S LENGTH	82500	64774	82500	64774	Vacant	108.680758	373	0.796	\$ 759	103643.2161	93	04481	2022/005254	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
064-R10-000-037-00	VAUGHAN TR	8/22/2022	82500	WD	03-ARM'S LENGTH	82500	61057	82500	61057	Vacant	102.444711	422	0.823	\$ 805	100243.0134	85	04481	2022/005253	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
064-R10-000-037-00	VAUGHAN TR	8/13/2021	40000	WD	03-ARM'S LENGTH	40000	61057	40000	61057	Vacant	102.444711	422	0.823	\$ 390	48602.67315	85	04481	2021/006072	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
064-R10-000-045-00	POINTE PLACE	2/24/2023	30000	OTH	03-ARM'S LENGTH	30000	55473	30000	55473	Vacant	93.075864	262	0.523	\$ 322	57361.37667	87	04481	2023-000905	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
063-033-400-002-75	N VAUGHN TRAIL	6/4/2021	67000	WD	03-ARM'S LENGTH	67000	66555	67000	66555	Vacant	111.668993	311	0.714	\$ 600	93837.53501	100	04481	2021/004163	94480 AUSABLE RIVER R9E	409	R10 RIVER FRONT
														\$ 609	For 2024, use \$609/foot for Ausable River Frontage						
060-021-200-002-00	4956 LOUD DAM RD	6/24/2022	220000	WD	03-ARM'S LENGTH	195000	214241	31814	51055	Improved	154.712637	187	0.687	\$ 206	46308.58806	160	04010	2022/003947	94485 AUSABLE RIVER R6 R7	408	RIVER VIEW LOW
															For 2024 ,use \$206/foot for River View						
064-V55-000-003-42	319 W DWIGHT AVE	10/1/2021	320000	WD	03-ARM'S LENGTH	320000	249839	110446	40285	Improved	67.591503	220	0.333	\$ 1,634	331669.6697	66	04482	2021/007181	94480 AUSABLE RIVER R9E	408	RIVER OLD TOWN
064-R10-000-006-00	VAUGHAN TR	7/26/2021	21000	WD	03-ARM'S LENGTH	21000	10531	21000	10531	Vacant	84.249293	246	0.452	\$ 249	46460.17699	80	04481	2021/005563	94480 AUSABLE RIVER R9E	409	R10 RIVER BAYOU
064-R10-000-007-00	VAUGHAN TR	7/12/2022	35000	WD	03-ARM'S LENGTH	35000	26530	35000	18525	Improved	184.226023	334	0.756	\$ 190	46296.2963	230	04481	2022/004402	064-R10-000 94480 AUSABLE RIVER R9E	409	R10 RIVER BAYOU
												290		For 2024, use \$290/foot for River Bayou							

Iosco County - 2024 Land Value Analysis Residential Acreage

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Vacant/Improved	Net Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels i Land Table	Class
072-008-300-004-01		3/16/2022	2000	WD	03-ARM'S LENGTH	2000	1120	2000	1120	Vacant	0.28	\$ 7,143	RP	2022-005208	RURAL PARCELS 1-5 A	402
072-008-100-002-00	7247 EAST DR	7/2/2021	68500	WD	03-ARM'S LENGTH	67500	61938	9562	4000	Improved	0.918	\$ 10,416	RPG	2021-004801	RURAL PARCELS 1-5 A	401
070-030-100-005-30	2840 MILL STATION RD	6/7/2021	78000	WD	03-ARM'S LENGTH	78000	79699	1801	3500	Improved	1	\$ 1,801	RP	2021-004174	RURAL PARCELS 1-5 A	401
073-E90-000-035-00	IARGO RD	3/10/2022	5000	WD	03-ARM'S LENGTH	5000	4000	5000	4000	Vacant	1	\$ 5,000	RP	2022-001411	RURAL PARCELS 1-5 A	402
072-036-400-008-00	5145 BRITT RD	9/2/2021	58500	WD	03-ARM'S LENGTH	58500	51979	11601	5080	Improved	1.37	\$ 8,468	RP	2021-006482	RURAL PARCELS 1-5 A	401
072-036-400-008-00	5145 BRITT RD	3/7/2023	60000	WD	03-ARM'S LENGTH	60000	51979	13101	5080	Improved	1.37	\$ 9,563	RP	2023-000907	RURAL PARCELS 1-5 A	401
												\$ 7,065	Avg of All	2024: Use \$7065/acre, 1 acre		
073-F50-000-017-50	CHIPPEWA TR	8/2/2021	12000	WD	03-ARM'S LENGTH	12000	8360	12000	8360	Vacant	2.09	\$ 5,742	BB	2021-005715	RURAL PARCELS 1-5 A	402
070-024-100-001-03		9/23/2021	7000	WD	03-ARM'S LENGTH	7000	9080	7000	9080	Vacant	2.27	\$ 3,084		2021006926		402
070-005-400-012-10	LONG LAKE RD	7/10/2021	17500	WD	03-ARM'S LENGTH	17500	10120	17500	10120	Vacant	2.53	\$ 6,917	RP	2021-005077	RURAL PARCELS 1-5 A	402
070-024-100-001-11		11/26/2022	15500	WD	03-ARM'S LENGTH	15500	10720	15500	10720	Vacant	2.68	\$ 5,784	RP	2022-007012	RURAL PARCELS 1-5 A	402
												\$ 5,381	Avg of All/Vacant	2024: Use \$5381/acre, 2-2.5 acre		
070-024-100-001-85	ESMOND RD	8/18/2021	15500	WD	03-ARM'S LENGTH	15500	13060	15500	13060	Vacant	3.39	\$ 4,572	RP	2021-006106	RURAL PARCELS 1-5 A	401
072-025-400-011-00	SLOSSER RD	10/20/2021	22000	WD	03-ARM'S LENGTH	22000	13740	22000	13740	Vacant	3.6	\$ 6,111	RP	2021-007802	RURAL PARCELS 1-5 A	402
												\$ 5,342	Avg of All/Vacant	2024: Use \$5342/acre, 3 acre		
072-025-400-013-00	SLOSSER RD	5/19/2022	25000	WD	03-ARM'S LENGTH	25000	17880	25000	12000	Improved	4	\$ 6,250	RPF	2022-003355	RURAL PARCELS 5-10A	401
070-018-400-001-60	8521 ORA LAKE RD	2/18/2022	64900	WD	03-ARM'S LENGTH	64900	57236	22824	15160	Improved	4.54	\$ 5,027	RP	2022-000891	RURAL PARCELS 1-5 A	401
070-005-300-001-01	8437 LONG LAKE RD	9/20/2022	125000	WD	03-ARM'S LENGTH	125000	101071	43249	19320	Improved	4.83	\$ 8,954	RP	2022-006152	RURAL PARCELS 1-5 A	401
070-028-100-001-70	2969 VIOLETS WAY	10/20/2021	110000	WD	03-ARM'S LENGTH	110000	101518	22492	14010	Improved	5.07	\$ 4,436	RPF	2021-007553	RURAL PARCELS 5-10A	401
070-016-100-001-75	7551 WEBB RD	11/16/2021	165000	WD	03-ARM'S LENGTH	160000	133104	41686	14790	Improved	5.13	\$ 8,126	RPF	2021-008423	RURAL PARCELS 5-10A	401
072-018-300-008-00	6542 E COUNTY LINE RD	10/28/2022	160000	WD	03-ARM'S LENGTH	160000	137661	38809	16470	Improved	5.74	\$ 6,761	RPF	2022-006539	RURAL PARCELS 5-10A	401
070-028-200-002-50	2770 WILSON CREEK RD	10/19/2021	176100	WD	03-ARM'S LENGTH	176100	159457	33833	17190	Improved	5.95	\$ 5,686	RPF	2021-007585	RURAL PARCELS 5-10A	401
												\$ 6,252	Avg of All	2024: Sales out of range, Interpolate 4-5 Acres		
												None	Avg of Vacant			
030-012-100-004-60	WILBER	12/2/2022	18000	WD	19-MULTI PARCEL A	18000	43875	18000	29250	Improved	6	\$ 3,000	401	2022-007075	030-012-100-C Residential	402
030-012-100-004-70	1271 WILBER	12/2/2022	18000	WD	19-MULTI PARCEL A	18000	43875	18000	29250	Improved	6	\$ 3,000	401	2022-007075	030-012-100-C Residential	402
090-005-400-004-00	OFF CONSUMERS EASEME	4/30/2021	50000	LC	21-NOT USED/OTHE	50000	54791	16909	21700	Improved	6.7	\$ 2,524	RES	2023-003528	SHERMAN LAND	401
071-020-200-003-40	3392 ALLEN RD	10/20/2021	88200	WD	03-ARM'S LENGTH	88200	62765	43318	17883	Improved	7.9	\$ 5,483	RPTA	2021-007657	RURAL PARCELS 10-29	401
												\$ 3,502	Avg of All	2024: Use \$3502/acre, 7 acre		
												None	Avg of Vacant			
071-028-300-001-00	NATIONAL CITY RD	11/3/2021	22000	WD	03-ARM'S LENGTH	22000	18538	22000	18538	Vacant	8.31	\$ 2,647	RPF	2021-007894	RURAL PARCELS 10-29	402
070-011-400-001-50	6564 WEBB RD	8/4/2022	65000	WD	03-ARM'S LENGTH	65000	42789	46601	24390	Improved	8.63	\$ 5,400	RPF	2022-004755	RURAL PARCELS 5-10A	401
072-034-200-001-00	W SLOSSER TR	11/4/2022	30000	WD	03-ARM'S LENGTH	30000	26550	30000	26550	Vacant	9.1	\$ 3,297	RPF	2022-006786	RURAL PARCELS 5-10A	402
072-034-200-007-00	W SLOSSER TR	4/16/2021	42500	WD	03-ARM'S LENGTH	40500	33370	40500	27450	Improved	9.4	\$ 4,309	RPF	2021-002797	RURAL PARCELS 5-10A	401
090-027-300-003-00	RHODES RD	5/18/2022	24000	WD	03-ARM'S LENGTH	24000	28800	24000	28800	Vacant	9.8	\$ 2,449	RES	2022003143	SHERMAN LAND	401
070-020-100-001-50	ESMOND	12/20/2021	26000	WD	03-ARM'S LENGTH	26000	22310	26000	22310	Vacant	10	\$ 2,600	RPTA	2022-000181	RURAL PARCELS 10-29	402
090-006-300-002-00	1392 KITCHEN RD	2/10/2023	94000	WD	03-ARM'S LENGTH	94000	58589	64744	29333	Improved	10	\$ 6,474	RES	2023006004	SHERMAN LAND	401
070-023-400-001-75	3187 TOWERLINE RD	12/8/2021	35000	WD	03-ARM'S LENGTH	35000	22471	35000	22471	Vacant	10.02	\$ 3,493	RPTA	2021-008657	RURAL PARCELS 10-29	402
090-005-300-003-50	5396 WHITTEMORE RD	5/26/2021	200000	WD	03-ARM'S LENGTH	200000	203902	25511	29413	Improved	10.03	\$ 2,543	RES	2021004027	SHERMAN LAND	401
072-035-400-001-40	6626 TERRY LANE	9/3/2021	150000	WD	03-ARM'S LENGTH	150000	150392	22723	23115	Improved	10.05	\$ 2,261	RPTA	2021/006511	RURAL PARCELS 10-29	401
070-016-300-012-00	ORA LAKE RD	8/5/2022	50000	WD	03-ARM'S LENGTH	50000	24466	50000	24466	Vacant	10.24	\$ 4,883	RPTA	2022-004933	RURAL PARCELS 10-29	402

070-034-400-001-10	2053 M65	7/6/2022	35000	WD	03-ARM'S LENGTH	35000	31080	35000	31080	Vacant	10.36	\$	3,378	RPTA	2022-004120	RURAL PARCELS 5-10A	402
070-034-400-001-40	2053 M65	5/16/2021	40000	WD	03-ARM'S LENGTH	40000	34555	36645	31200	Improved	10.4	\$	3,524	AG	2021-001646	RURAL PARCELS 5-10A	401
071-028-300-001-50	2564 NATIONAL CITY RD	9/29/2022	99500	WD	03-ARM'S LENGTH	99500	58644	64661	23805	Improved	10.6	\$	6,100	RPTA	2022-005925	RURAL PARCELS 10-29	401
070-034-400-001-20	2053 M65	4/23/2021	26000	WD	03-ARM'S LENGTH	26000	32040	26000	32040	Vacant	10.68	\$	2,434	AG	2021-003034	RURAL PARCELS 5-10A	102
071-030-200-001-20	CURTIS RD	6/11/2021	30000	WD	03-ARM'S LENGTH	30000	28796	30000	28796	Vacant	12.52	\$	2,396	RPTA	2021-004416	RURAL PARCELS 10-29	402
071-030-200-001-20	CURTIS RD	12/27/2022	42000	WD	03-ARM'S LENGTH	42000	28796	42000	28796	Vacant	12.52	\$	3,355	RPTA	2022-007500	RURAL PARCELS 10-29	402
												\$	3,620	Avg of All	2024: Use \$3093/acre, 10 acre		
												\$	3,093	Avg of Vacant			
090-018-400-001-10	2279 KITCHEN RD	5/26/2022	130000	WD	03-ARM'S LENGTH	130000	110482	50962	31444	Improved	13.96	\$	3,651	RES	2022006815	SHERMAN LAND	401
031-011-300-002-00	KUNZE	10/5/2021	50000	WD	03-ARM'S LENGTH	50000	42555	50000	42555	Vacant	15	\$	3,333	401	2021-007443	Residential	402
072-008-100-007-00	CEDAR RD	8/16/2021	31000	WD	03-ARM'S LENGTH	31000	92375	31000	53575	Improved	16.11	\$	1,924	RP	2021-006118	072-008-100-C RURAL PARCELS 1-5 A	402
071-019-100-002-20	E ESMOND RD	8/27/2021	58750	WD	03-ARM'S LENGTH	58750	43485	58750	37605	Improved	16.35	\$	3,593	RPTA	2021-006318	RURAL PARCELS 10-29	401
090-022-200-006-00		6/21/2021	43500	WD	03-ARM'S LENGTH	43500	34400	43500	34400	Vacant	16.9	\$	2,574	RES	2021004524	SHERMAN LAND	401
090-022-200-006-50	ALABASTER RD	3/18/2022	54000	WD	03-ARM'S LENGTH	54000	34736	54000	34736	Vacant	16.9	\$	3,195	RES	202201395	SHERMAN LAND	401
												\$	3,045	Avg of All	2024: Use \$3034/acre, 15 acre		
												\$	3,034	Avg of Vacant			
090-027-300-004-00	RHODES RD	6/7/2021	41500	WD	03-ARM'S LENGTH	41500	86400	41500	57600	Improved	19.6	\$	2,117	RES	2021004185	090-027-300-C SHERMAN LAND	401
090-005-100-002-50	N NATION AL CITY RD	4/30/2021	50000	LC	21-NOT USED/OTHE	50000	40000	50000	40000	Vacant	20	\$	2,500	RES	2023-003528	SHERMAN LAND	401
090-030-400-001-50	ALLEN RD VACANT	9/16/2021	56000	WD	03-ARM'S LENGTH	56000	58666	56000	58666	Vacant	20	\$	2,800	RES	20210065779	090-030-400-C SHERMAN LAND	401
090-030-400-001-25	3376 ALLEN RD	9/15/2021	150000	WD	03-ARM'S LENGTH	150000	125910	63290	39200	Improved	20	\$	3,165	RES	2021006938	SHERMAN LAND	401
070-020-200-001-75	8401 ESMOND RD	9/14/2022	162000	WD	03-ARM'S LENGTH	162000	142700	64150	44850	Improved	20	\$	3,208	RPTA	2022-005572	RURAL PARCELS 10-29	401
070-016-300-011-00	7597 ORA LAKE RD	5/10/2022	280000	WD	08-ESTATE	280000	195940	155802	47828	Improved	20	\$	7,790	RPTA	2022-003171	070-016-300-C RURAL PARCELS 10-29	401
031-001-100-002-00	GALION	3/31/2023	260000	WD	03-ARM'S LENGTH	260000	140002	165378	45380	Improved	20	\$	8,269	401	2023-001363	Residential	401
072-035-400-001-00	6612 TERRY LANE	2/11/2022	184900	WD	03-ARM'S LENGTH	184900	186047	45083	46230	Improved	20.1	\$	2,243	RPTA	2022-000820	RURAL PARCELS 10-29	401
090-007-300-001-00	KITCHEN RD	1/20/2023	45000	WD	03-ARM'S LENGTH	45000	39968	45000	39968	Vacant	20.23	\$	2,224	RES	2023000358	SHERMAN LAND	401
												\$	3,813	Avg of All	2024: Use \$2508/acre, 20 acre		
												\$	2,508	Avg of Vacant			
090-028-200-002-50	3165 S NATIONAL CITY RD	8/6/2021	75000	WD	03-ARM'S LENGTH	75000	45243	71117	41360	Improved	24	\$	2,963	RES	2021005719	SHERMAN LAND	401
071-019-100-002-13	E ESMOND RD	1/10/2022	76000	WD	03-ARM'S LENGTH	76000	61126	76000	55246	Improved	24.02	\$	3,164	RPTA	2022-000194	RURAL PARCELS 10-29	401
072-035-200-005-20	SLOSSER RD	6/13/2022	49900	WD	03-ARM'S LENGTH	49900	43226	49900	43226	Vacant	24.74	\$	2,017	RPTA	2022-003706	RURAL PARCELS 30+ ACRE	402
072-035-200-005-30	M65	11/4/2021	50500	WD	03-ARM'S LENGTH	50500	43245	50500	43245	Vacant	26.25	\$	1,924	RPTA	2021-007913	RURAL PARCELS 30+ ACRE	402
072-034-400-001-22	5087 N M65	11/10/2022	68000	WD	03-ARM'S LENGTH	68000	60490	68000	60490	Vacant	26.3	\$	2,586	RPTA	2022-006695	RURAL PARCELS 10-29	402
090-004-100-008-00	ELRICH TRAIL V/L	8/31/2021	59000	WD	03-ARM'S LENGTH	59000	45175	59000	44175	Improved	26.45	\$	2,231	RES	2021006356	SHERMAN LAND	401
												\$	2,481	Avg of All	2024: Use \$2175/acre, 25 acre		
												\$	2,175	Avg of Vacant			
090-014-200-002-00	2183 SAND LAKE RD S	3/18/2022	210000	WD	03-ARM'S LENGTH	210000	226944	31071	48015	Improved	29.76	\$	1,044	RES	2022001459	SHERMAN LAND	401
090-008-100-005-00	1754 S NATIONAL CITY RD	11/4/2022	119900	WD	03-ARM'S LENGTH	119900	125762	42513	48375	Improved	30	\$	1,417	RES	2022006674	SHERMAN LAND	401
032-006-400-002-50	NASH	9/28/2021	74900	WD	03-ARM'S LENGTH	74900	59610	74900	59610	Vacant	30	\$	2,497	401	2021-007043	Residential	402
071-029-200-002-00	5419 CURTIS RD	10/12/2021	180000	WD	03-ARM'S LENGTH	180000	163350	76174	59524	Improved	30	\$	2,539	RPTA	2021-007703	RURAL PARCELS 30+ ACRE	401
070-014-200-001-01	3900 N M65	6/23/2022	165000	WD	03-ARM'S LENGTH	165000	125435	57005	17440	Improved	30.7	\$	1,857	RP	2022-003881	RURAL PARCELS 1-5 A	401
070-020-400-011-00	3162 HOTTIS RD	12/7/2021	430000	WD	03-ARM'S LENGTH	430000	329267	161722	60989	Improved	30.72	\$	5,264	RPTA	2021-008615	RURAL PARCELS 30+ ACRE	401
030-002-300-005-00	772 ANDERSON	9/30/2022	350000	LC	21-NOT USED/OTHE	350000	281837	162917	73628	Improved	33.139	\$	4,916	401	2022-005897	030-002-300-C Residential	401
												\$	2,791	Avg of All	2024: Use \$2497/acre, 30 acre		
												\$	2,497	Avg of Vacant			
070-032-100-001-60	PRIVATE DR	6/30/2021	67500	WD	03-ARM'S LENGTH	67500	71226	67500	71226	Vacant	39.57	\$	1,706	RPTA	2021-004813	RURAL PARCELS 30+ ACRE	402
072-027-400-001-00	5645 M65	8/20/2021	167000	WD	21-NOT USED/OTHE	167000	210554	46146	89700	Improved	40	\$	1,154	RPTA	2021-007590	072-027-400-C RURAL PARCELS 10-29	401

070-032-100-001-00	PRIVATE DR	6/30/2021	67500 WD	03-ARM'S LENGTH	67500	59680	67500	59680	Vacant	40 \$	1,688	RPTA	2021-004815	RURAL PARCELS 30+ ACRE	402
071-035-100-002-00	DAVISON RD	3/3/2022	90000 WD	03-ARM'S LENGTH	90000	93395	69145	72540	Improved	40 \$	1,729	RPTA	2022-001145	RURAL PARCELS 30+ ACRE	401
090-023-400-001-51	2852 BINDER	4/22/2022	150000 WD	03-ARM'S LENGTH	150000	83353	86877	20230	Improved	40 \$	2,172	RES	202202678	SHERMAN LAND	401
071-013-200-004-01	BINDER	4/1/2022	91000 WD	08-ESTATE	91000	87785	91000	81400	Improved	40 \$	2,275	RPTA	2022-001966	RURAL PARCELS 30+ ACRE	401
031-002-100-003-00		9/8/2022	97500 WD	03-ARM'S LENGTH	97500	56704	97500	56704	Vacant	40 \$	2,438	401	2022-005516	Residential	402
090-021-400-001-25	4616 TURTLE RD	4/27/2022	152500 WD	03-ARM'S LENGTH	152500	155582	56966	60048	Improved	40.024 \$	1,423	RES	2022003266	SHERMAN LAND	401
031-015-100-001-00	987 KUNZE	5/18/2021	249916 WD	03-ARM'S LENGTH	249916	233433	88407	71924	Improved	40.57 \$	2,179	401	2021-003824	Residential	401
090-002-200-001-00	1101 S SAND LAKE RD	7/26/2022	275000 WD	03-ARM'S LENGTH	275000	178387	159813	63200	Improved	43.6 \$	3,665	RES	2022004753	SHERMAN LAND	401
090-029-400-002-00	5260 KEYSTONE RD	5/20/2022	195000 WD	03-ARM'S LENGTH	195000	136067	128133	69200	Improved	45.6 \$	2,810	RES	2022003269	SHERMAN LAND	401
										\$	2,113	Avg of All		2024: Use \$1944/acre, 40 acre	
										\$	1,944	Avg of Vacant			
072-006-100-001-40	E COUNTY LINE RD	10/28/2022	166000 WD	03-ARM'S LENGTH	166000	88452	166000	88452	Vacant	47.68 \$	3,482	RPTA	2022-006750	RURAL PARCELS 30+ ACRE	402
072-004-300-001-00	PRIVATE RD	8/16/2021	90000 WD	03-ARM'S LENGTH	90000	71616	90000	71616	Vacant	50 \$	1,800	RPTA	2021-006117	RURAL PARCELS 30+ ACRE	401
071-029-200-004-00	2837 IMPERIAL DR	4/19/2021	335000 WD	03-ARM'S LENGTH	335000	359979	152346	120975	Improved	50 \$	3,047	RPTA	2021-002791	071-029-200-C RURAL PARCELS 10-29	401
071-029-200-004-20	IMPERIAL DR	12/16/2022	399000 WD	19-MULTI PARCEL A	399000	374134	216346	120975	Improved	50 \$	4,327	RPTA	2022-007340	071-029-200-C RURAL PARCELS 10-29	402
072-004-300-002-00	CEDAR RD	8/16/2021	99000 WD	03-ARM'S LENGTH	99000	114098	65097	80195	Improved	55 \$	1,184	RPTA	2021-006116	RURAL PARCELS 30+ ACRE	401
070-022-200-002-01		8/8/2022	137000 WD	03-ARM'S LENGTH	137000	106373	137000	106373	Vacant	57.19 \$	2,396	RPTA	2022-005066	RURAL PARCELS 30+ ACRE	402
										\$	2,706	Avg of All		2024: Use \$2559/acre, 50 acre	
										\$	2,559	Avg of Vacant			
090-017-100-001-00	V/L NATIONAL CITY	4/8/2021	96500 WD	03-ARM'S LENGTH	96500	114800	96500	114800	Vacant	80 \$	1,206	RES	2021003101	SHERMAN LAND	401
090-017-100-001-00	V/L NATIONAL CITY	4/9/2021	144530 WD	03-ARM'S LENGTH	144530	114800	144530	114800	Vacant	80 \$	1,807	RES	2021003102	SHERMAN LAND	401
072-026-400-002-05	6650 SLOSSER RD	4/13/2022	350000 WD	14-INTO/OUT OF TR	350000	268889	198979	117868	Improved	80 \$	2,487	RPTA	2022-002386	RURAL PARCELS 30+ ACRE	401
										\$	1,833	Avg of All		2024: Use \$1800/acre, 100 acre	
										\$	1,506	Avg of Vacant			
030-002-200-001-00	1910 MONUMENT	8/18/2021	330000 WD	03-ARM'S LENGTH	330000	378023	184138	232161	Improved	137.13 \$	1,343	401	2021-006084	Residential	401
072-029-400-002-00	PRIVATE RD	8/31/2022	300000 WD	03-ARM'S LENGTH	300000	450264	267408	232752	Improved	160 \$	1,671	RPTA	2022-005482	072-032-100-C RURAL PARCELS 30+ ACRE	402
071-017-300-001-00	5490 ESMOND RD	4/28/2021	290000 WD	03-ARM'S LENGTH	290000	250217	274027	234244	Improved	160 \$	1,713	RPTA	2021-004612	RURAL PARCELS 30+ ACRE	401
										\$	1,576	Avg of 100-200 Acres, All Improved			
											None	Avg of Vacant			

**2024 Assessment Roll Acreage Table  
Iosco County  
RESIDENTIAL PROPERTY**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 7,065	\$ 7,065	3	\$ 5,342	\$ 16,026	10	\$ 3,093	\$ 30,930	30	\$ 2,497	\$ 74,910
1.5	\$ 6,100	\$ 9,150	4	\$ 4,800	\$ 19,200	15	\$ 3,034	\$ 45,510	40	\$ 1,944	\$ 77,760
2	\$ 5,381	\$ 10,762	5	\$ 4,200	\$ 21,000	20	\$ 2,508	\$ 50,160	50	\$ 2,559	\$ 127,950
2.5	\$ 5,381	\$ 13,453	7	\$ 3,502	\$ 24,514	25	\$ 2,175	\$ 54,375	100	\$ 1,800	\$ 180,000

No direct sales average, using higher/lower category

**2023 Assessment Roll Acreage Table**

Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total	Acres	Rate Each	Total
1	\$ 6,071	\$ 6,071	3	\$ 4,875	\$ 14,625	10	\$ 2,660	\$ 26,600	30	\$ 1,987	\$ 59,610
1.5	\$ 5,800	\$ 8,700	4	\$ 3,800	\$ 15,200	15	\$ 2,837	\$ 42,555	40	\$ 1,772	\$ 70,880
2	\$ 5,635	\$ 11,270	5	\$ 3,400	\$ 17,000	20	\$ 2,269	\$ 45,380	50	\$ 1,784	\$ 89,200
2.5	\$ 5,200	\$ 13,000	7	\$ 2,647	\$ 18,529	25	\$ 1,923	\$ 48,075	100	\$ 1,693	\$ 169,300